

2 BEDROOM HOUSES



. . . introduction

The designs presented here have been prepared by experienced designers in the small house field who have succeeded in providing free circulation between rooms, exceptional closet and storage space and efficient kitchen arrangements. Exteriors have been designed to fit any neighborhood and are quietly dignified and attractive, as good designs must be.

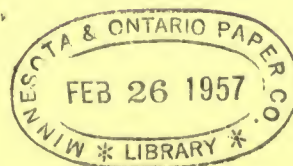
Building a house can be a satisfying adventure but mistakes can be costly. The most important single item for future enjoyment of your home is the plan. Select your plan carefully and avoid unusual or complicated arrangements which tend to lower the re-sale value. Use standard construction methods and materials to keep construction costs to a minimum.

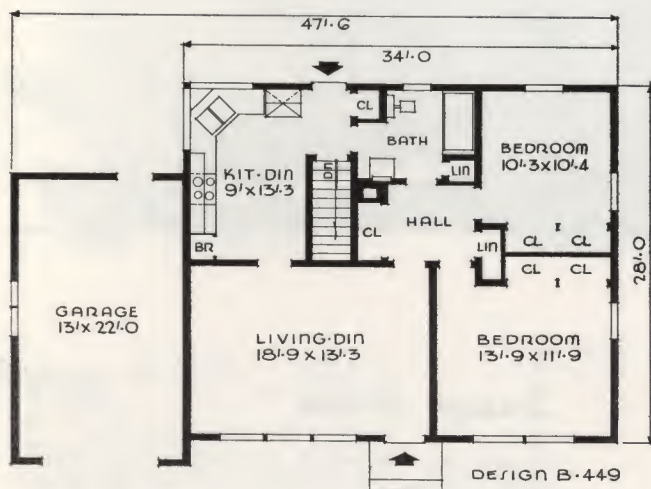
This is one of a series of books containing the latest and best in modern small house planning. To simplify your search for a suitable plan the designs have been grouped into books, according to type of house, as follows:

2 Bedroom Houses 1 story and basement
3 Bedroom Houses 1 story and basement
4 Bedroom Houses 1 story and basement
1½ Story Houses . 2 to 4 bedrooms and basements
Basementless Houses . . . 2 and 3 bedroom houses

Write for detailed information and special prices on quantity orders for books. Blueprint working drawings, specifications and lumber lists are available for all published designs at one standard price.

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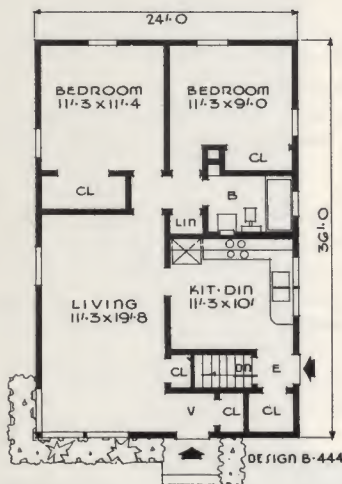


Design B-449

952 sq. ft.
17,612 cu. ft.
(not incl. garage)

It's the "little different" features that add much to the livability of a house.

This design is small in floor area but large in room sizes, which can be attributed to the elimination of the usual long hall. With a sneak through door from the rear entry the bathroom doubles as a clean up room and entrance to the central hall from which all rooms can be reached. Again a different look is achieved on the exterior by use of wide V-joint vertical siding, plywood gable ends and casement windows.



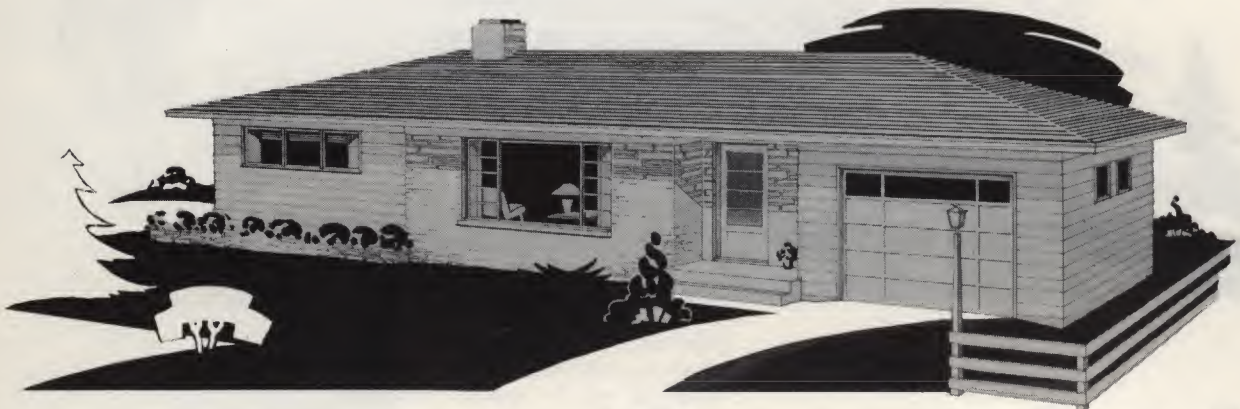
Design B-444

864 sq. ft.
16,416 cu. ft.

A small plan, designed for a narrow lot, that hasn't missed anything. The rectangular plan provides simple framing and a minimum amount of waste in the use of labor and structural members.

On the first floor careful planning is evident where the plumbing for kitchen, bath and laundry is concentrated in one wall and the hall is kept to a minimum.

The exterior is a pleasing design with picture windows, wide, horizontal siding and planter under the windows.



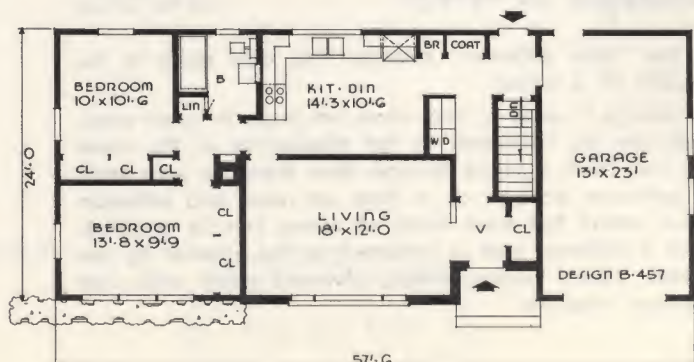
Design B-457

1,011 sq. ft.
18,704 cu. ft.
(not incl. garage)

An appealing small house of two bedrooms with full basement and attached garage. An exceptionally large kitchen provides generous floor space for family activities and dining.

The rear entry hall serves as a passage directly to the front door and is equipped with a recessed cabinet and stacked washer and dryer.

Exterior design features include brick or stone facing in front, wide siding, planter, covered entrance and casement windows.





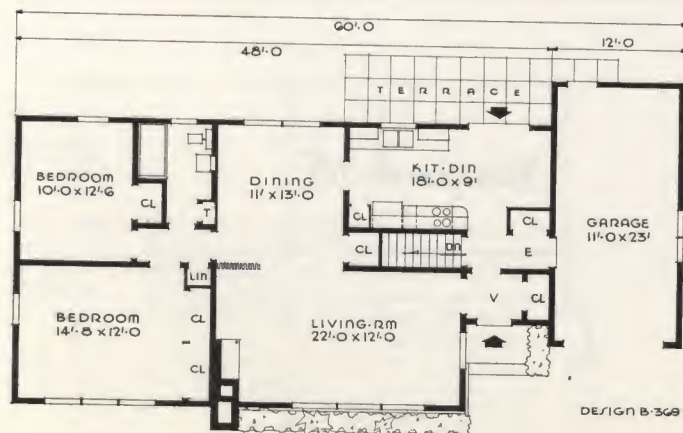
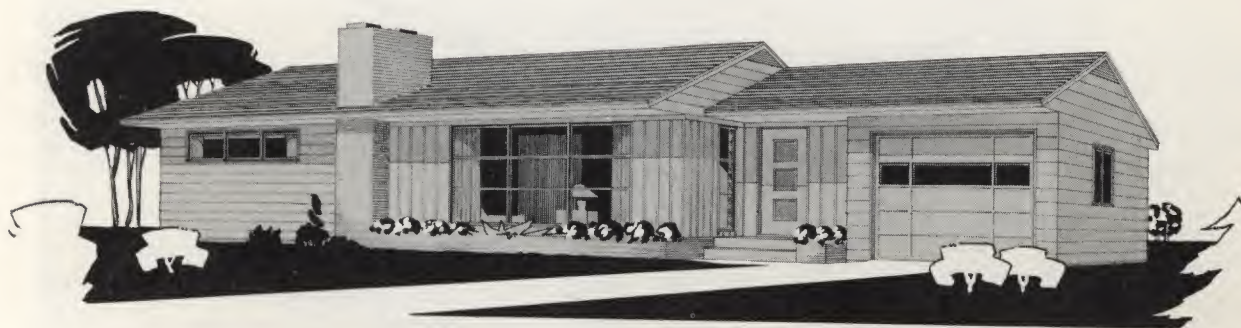
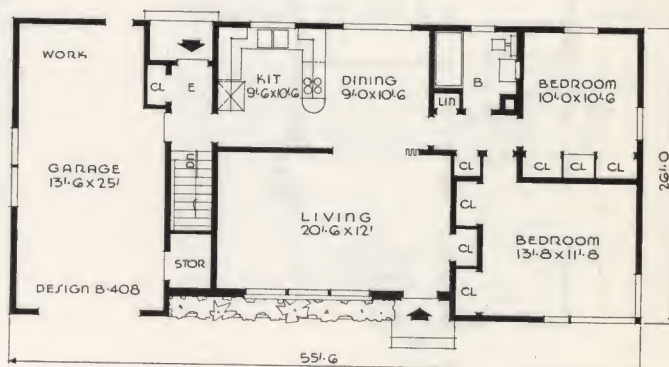
Design B-408

1,035 sq. ft.
19,665 cu. ft.
(not incl. garage)

Here is a compact plan with no waste space and a very small hall which permits perfect circulation between rooms, for privacy.

Exterior finish is a combination of stone and wide siding, wide eave overhang, picture windows and covered front and rear entrances.

Plans call for folding door between dining and living rooms, wardrobe type closets and full basement.



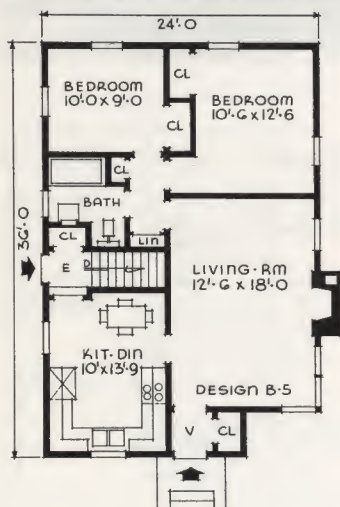
Design B-369

1,197 sq. ft.
22,407 cu. ft.
(not incl. garage)

Here is an open plan with a large combination living-dining room through the center of the house, two bedrooms, bath, large kitchen-dinette, full basement and attached garage.

Long, low lines characterize the exterior which makes use of vertical and bevel siding, face brick chimney and planter.

Kitchen cabinets are on opposite walls, a step saving arrangement, and the front door is only a few steps from the kitchen.

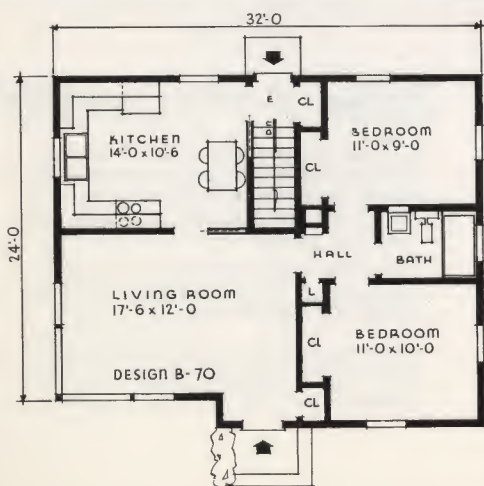
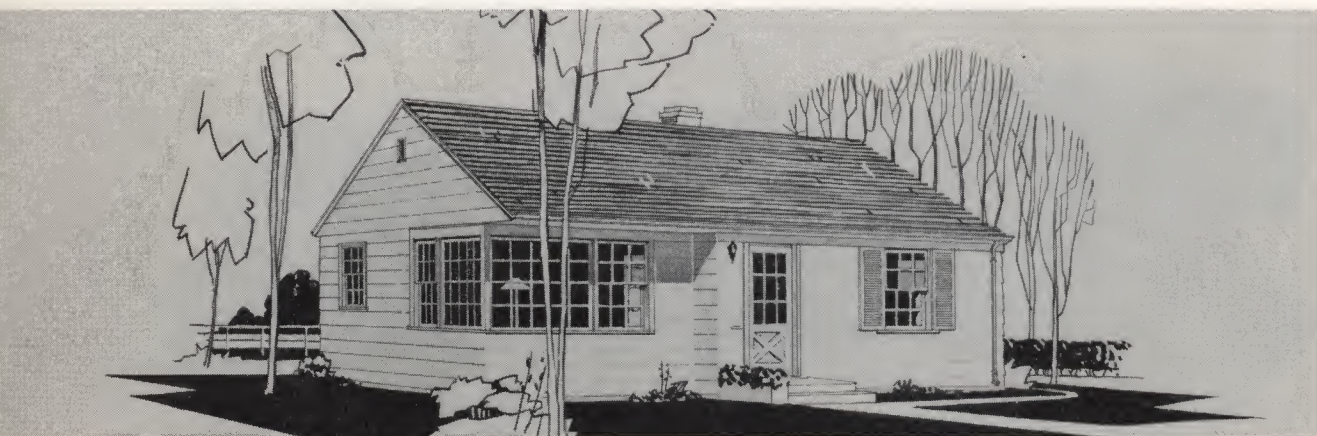


Design B-5

838 sq. ft.
16,508 cu. ft.

This attractive house was designed for a narrow lot. A good sized living room has attractive corner windows, fireplace and an unusual amount of unbroken wall space for furniture.

Cabinets in the kitchen are arranged in the efficient U-shape which leaves a large well lighted dining space. A very compact hall, containing linen cabinet and closet, gives access to the two bedrooms. Plans call for full basement, face brick chimney, wide siding and asphalt shingles.

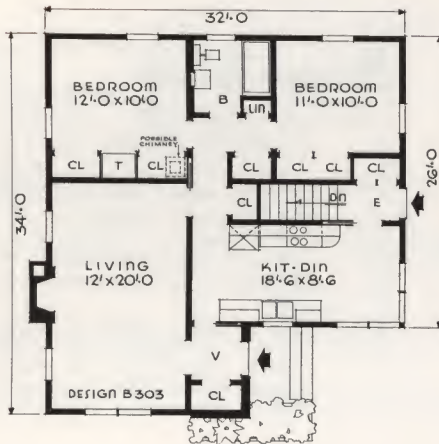


Design B-70

808 sq. ft.
16,160 cu. ft.

This simple plan is suitable for a small family, and features closet space and a minimum of waste area. Coat closets are convenient to both entrances, bedrooms have large wardrobe closets and there is a hall linen cabinet. All rooms have cross ventilation.

Straight wall and roof lines reduce the cost of construction and the corner windows and wide eave overhang take away the box-like effect often associated with small plans. Exterior finish is siding, asphalt shingles and shutters.

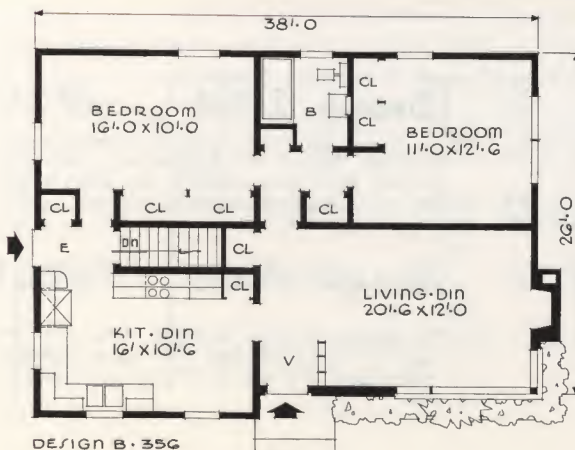
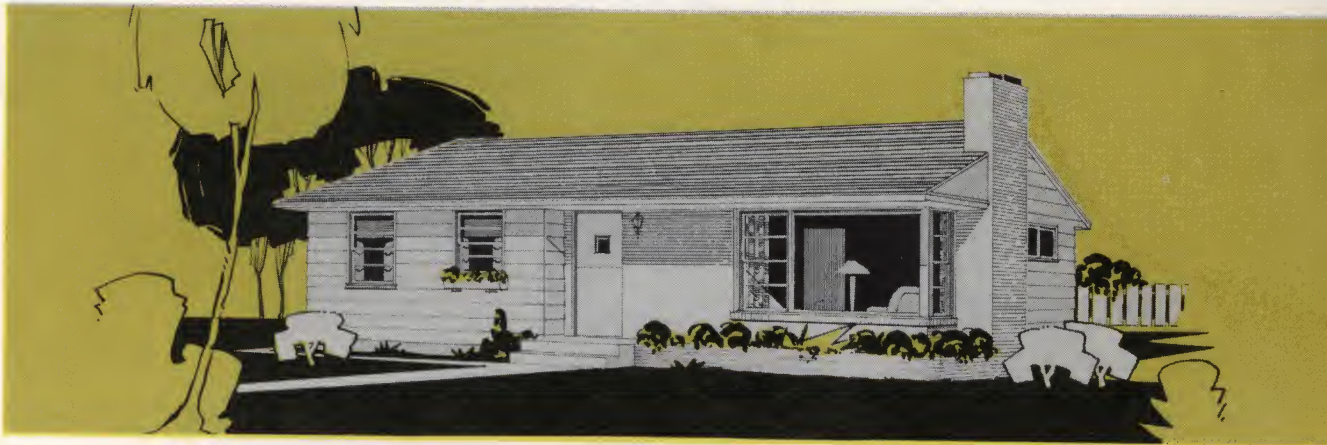


Design B-303

976 sq. ft.
19,032 cu. ft.

Circulation between rooms is ideal, using an exceptionally small hall. The kitchen has access to the front vestibule and the bedroom hall without having to enter the living room. A fireplace is included but, if it is omitted, space for a chimney is indicated in one of the closets.

The kitchen is a pleasant front room having cabinets on opposite walls and a large dinette with corner windows. A line of closets runs through the center of the house and shows built-in trays and hall closet, in addition to linen cabinet and vestibule coat closet.

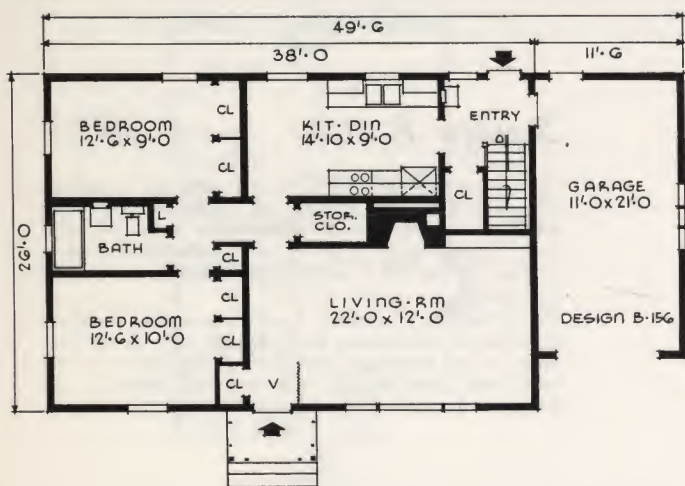


Design B-356

1,022 sq. ft.
19,162 cu. ft.

An attractive exterior, using a combination of siding and brick, plus a roomy floor plan results in an exceptionally pleasant little house. All rooms have plenty of wall space for furniture and lots of closet space in bedroom wardrobes, coat closets, linen cabinet and broom closet in the kitchen.

The living room has a fireplace and large double glazed corner picture windows. Exterior details are wide siding, brick facing and planter in front of living room.

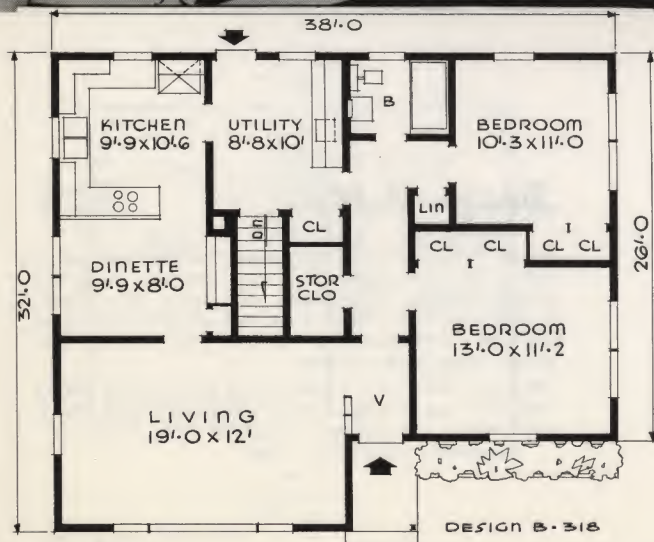
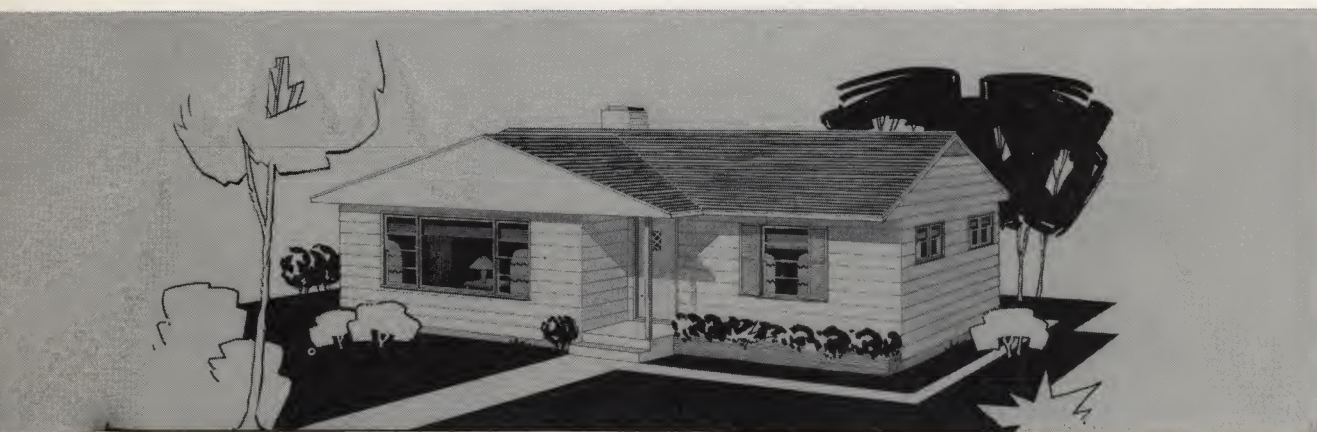


Design B-156

988 sq. ft.
19,266 cu. ft.
(Not including garage)

Frame construction is used through-out with bevel siding for exterior finish. There are two bedrooms, bath, living room, kitchen-dinette, attached garage and full basement. Cabinets in the galley-type kitchen are on opposite walls, leaving a dinette in the end of the room. Range and refrigerator are on the inside wall.

Storage space consists of double ward-robes in the bedrooms, linen cabinet and storage closet in the hall and two coat closets. Also included is a fireplace, book shelves and covered entrance.



Design B-318

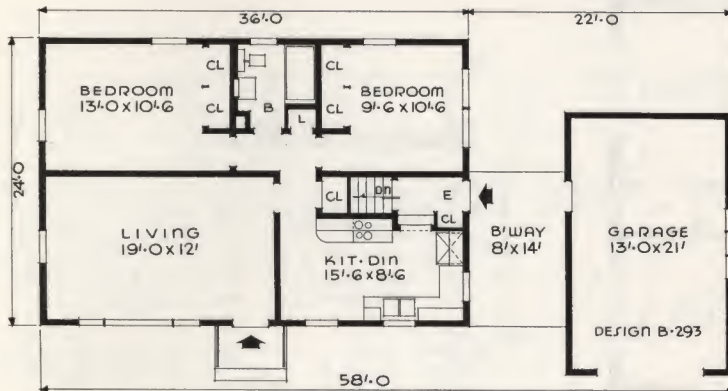
1,108 sq. ft.
21,052 cu. ft.

Although there is a full basement, additional facilities have been added in the utility room. This room is equipped with wardrobe, supply cabinet and sink.

Design A-336

1,108 sq. ft.
12,742 cu. ft.

The plan is basically the same except that the basement has been eliminated for an enlarged utility room and slab on the ground construction.

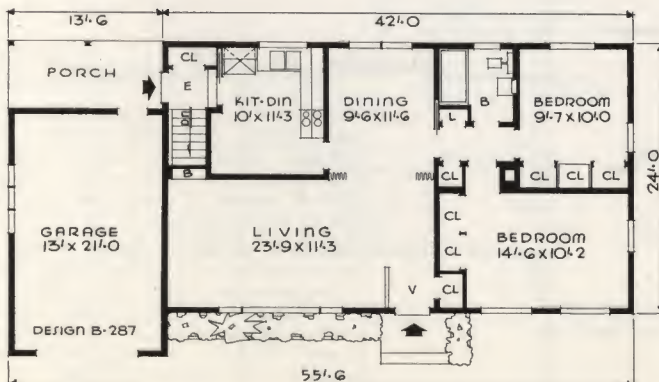


Design B-293

864 sq. ft.
16,416 cu. ft.
(Not including garage)

This is a compact arrangement of rooms grouped around a small hall, reducing waste space and providing good circulation. The combination kitchen-dinette is located in front of the house, a location preferred by many. There is a full basement except under the breezeway and garage.

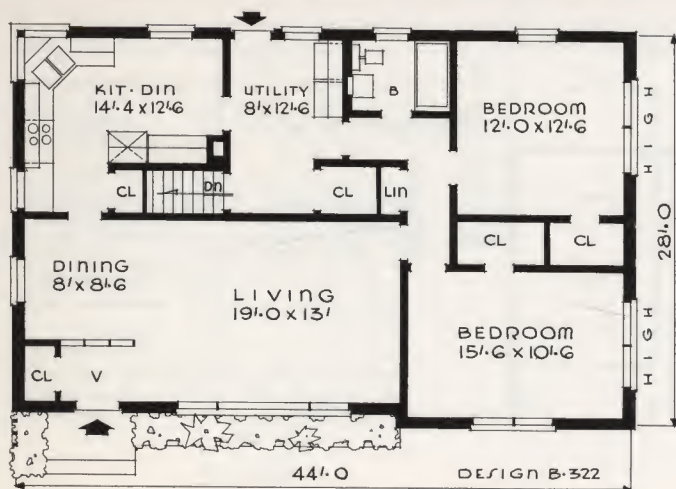
Plans call for frame construction, siding, asphalt shingles, picture window, recessed tub, wrought iron railing and overhead garage door.



Design B-287

1,008 sq. ft.
19,152 cu. ft.
(Not including garage)

This attractive house has an L-shaped living-dining room, separated by means of folding doors, kitchen with dining space, two bedrooms, bath, attached garage and porch behind the garage. Exterior finish consists of bevel and vertical siding, brick planter, gable roof with asphalt shingles. Other features include double glazed picture window, overhead garage door, built-in trays in rear bedroom, recessed tub and full basement.

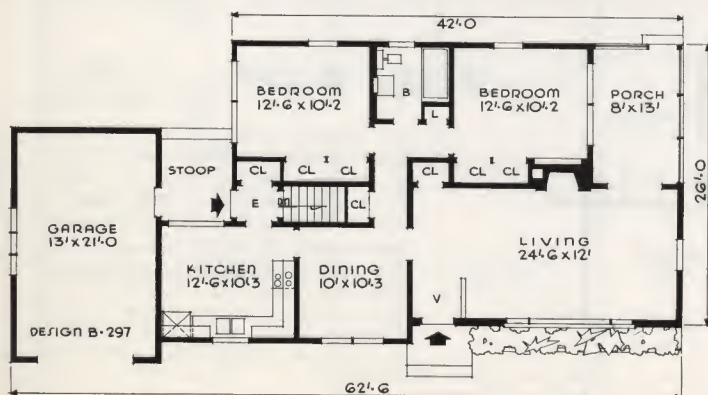


Design B-322

1,205 sq. ft.
22,895 cu. ft.

An interesting and attractive house consisting of first floor and full basement. There are two bedrooms, bath, living room with dining alcove, kitchen-dinette and utility room, location of the utility room makes it available for use as a work or play room with space for a washer and dryer and a large closet.

Exterior finish is frame construction with brick veneer except for a portion of the front which has vertical siding above the planter.

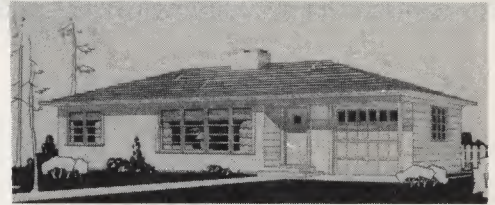
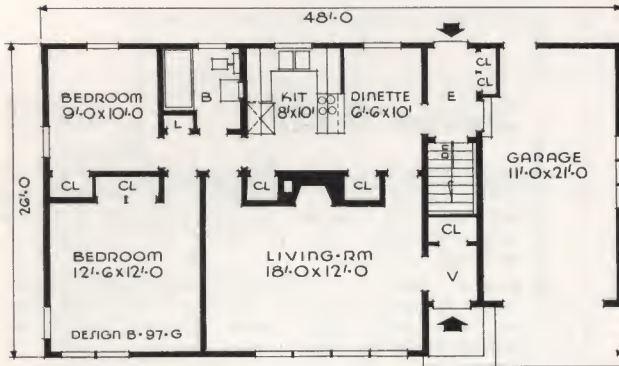


Design B-297

1,101 sq. ft.
21,469 cu. ft.
(Not including garage)

This attractive ranch type two-bedroom plan includes a separate dining room, attached garage and porch. French doors open from living room to porch which is assured of privacy on the quiet side of the house.

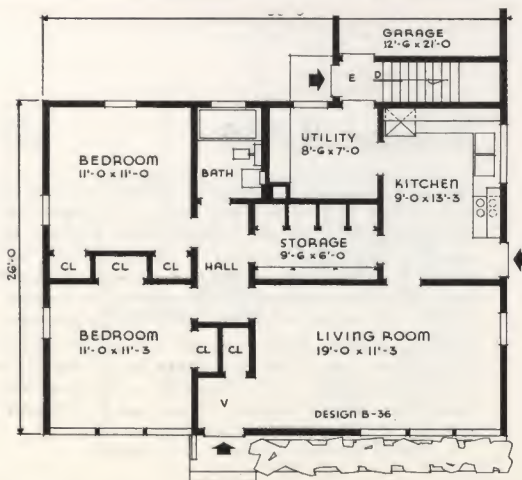
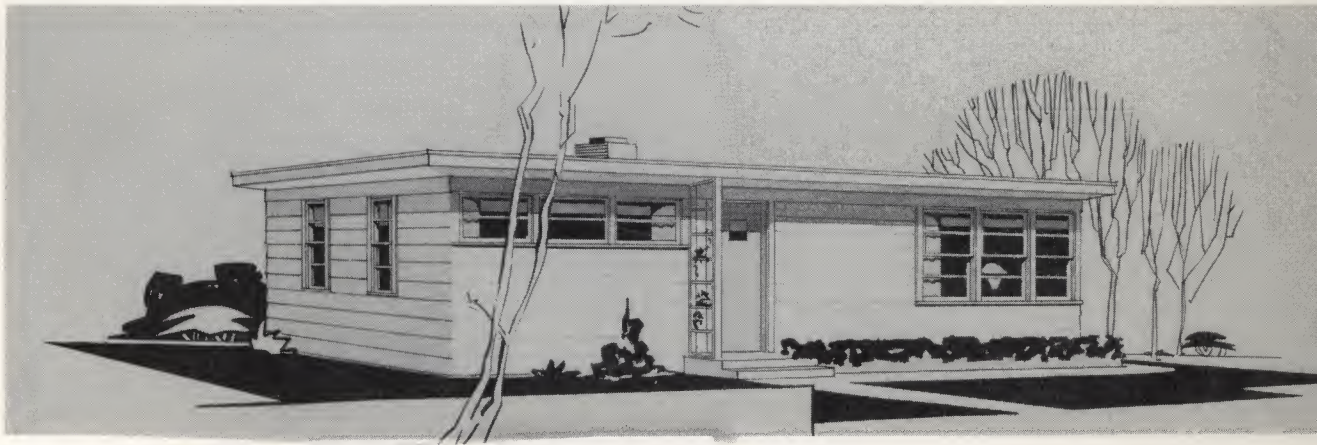
The kitchen-dinette is located in front of the house but with windows also overlooking the rear yard. Plans also call for fireplace, picture window, stone planter, recessed tub and full basement. Exterior finish is wide siding with stone facing on front living room wall.



Design B-97-G

935 sq. ft.
17,765 cu. ft.
(Not including garage)

All rooms open into a small six-foot hall, reducing waste and providing excellent circulation. Kitchen and bathroom plumbing, with laundry below, confines plumbing to one wall for cheaper installation. Exterior finish is wide siding and asphalt shingles. This plan is also available with a hip roof as Design B-97. See inset.

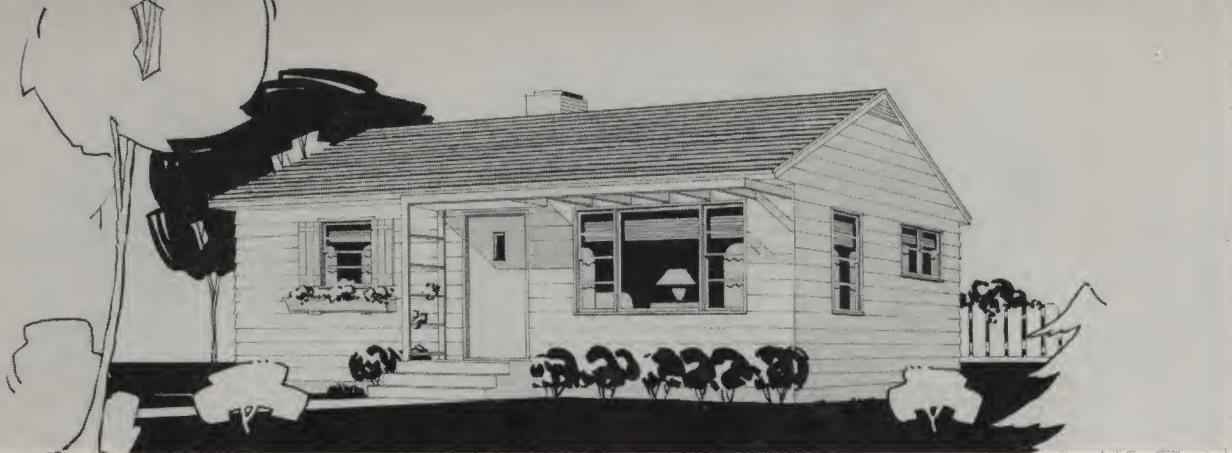


Design B-36

977 sq. ft.
16,292 cu. ft.
(Not including garage)

This plan shows a small utility room adjoining the kitchen which could be used for breakfast room, if desired. Storage space is an outstanding item especially in the hall. One wall contains a series of closets for linen, supplies, vacuum cleaner, etc., and the other a cabinet extending to the ceiling.

Exterior walls are frame with wide siding. The roof is dead level with pitch and gravel roofing and is calculated to carry snow loads. This plan is also available without a basement as Design A-36.

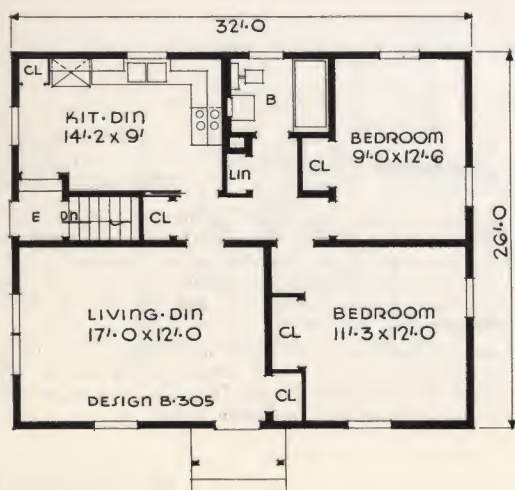


Design B-325

720 sq. ft.
13,680 cu. ft.

Small, but extremely livable, the first floor consists of a front facing kitchen, living room, two bedrooms and bath, with full basement. Straight wall and roof lines reduce the labor costs of cutting and framing to a minimum.

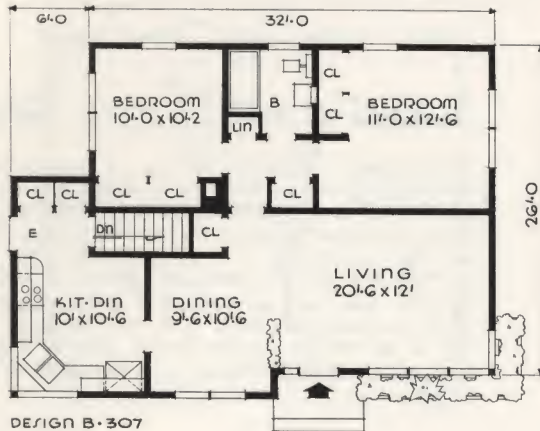
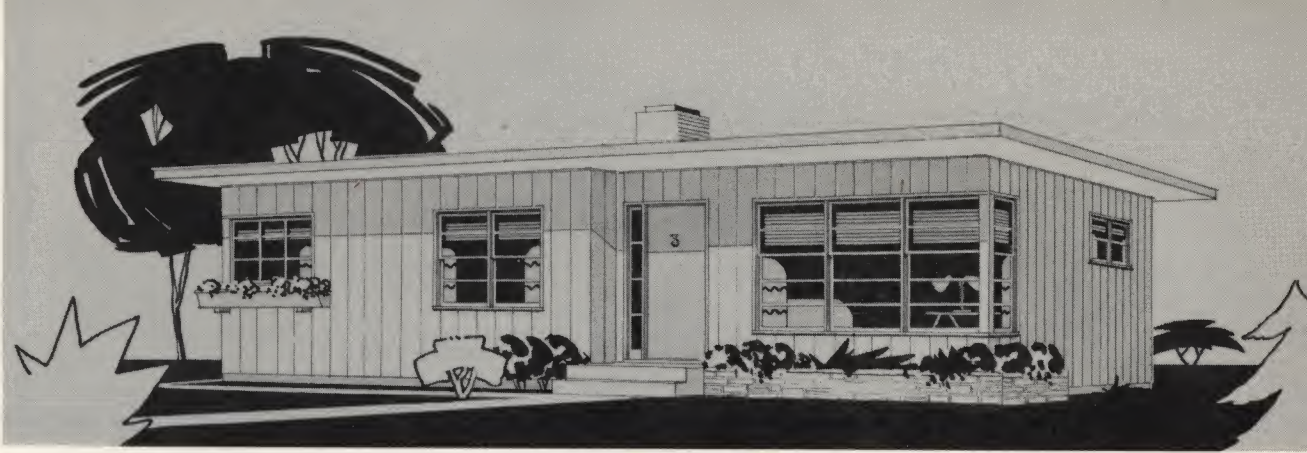
Kitchen cabinets on the front wall leave sufficient inside wall space for dining. Exterior finish is wide siding on frame construction, asphalt shingles, covered entrance, flower box and shutters.



Design B-305

832 sq. ft.
15,808 cu. ft.

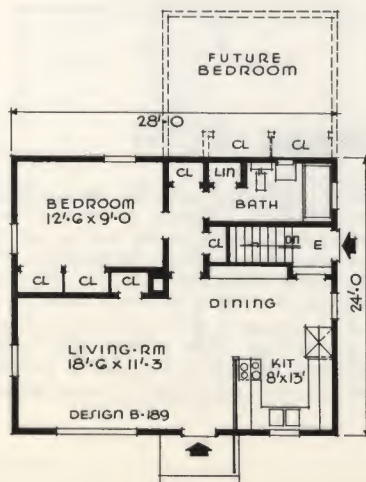
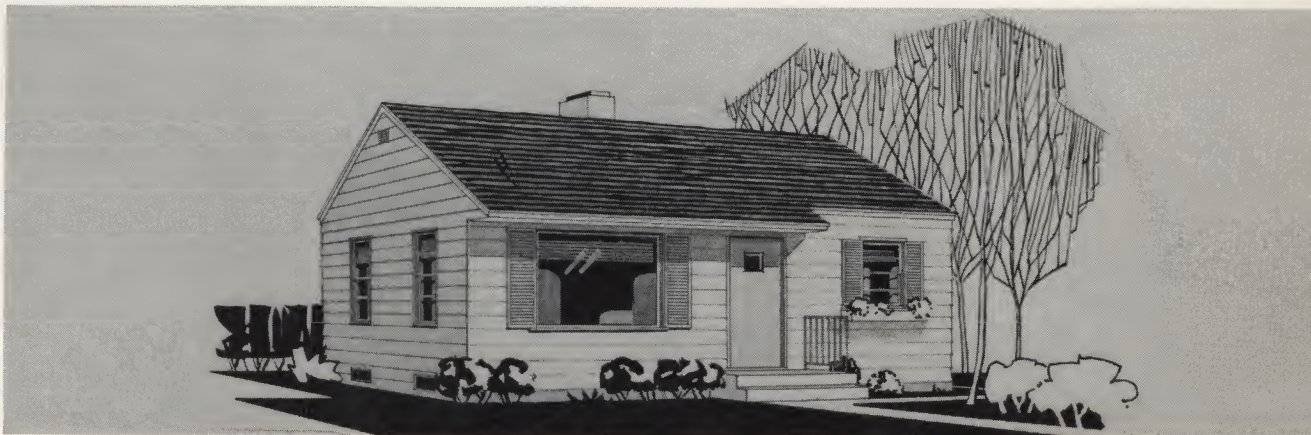
Exterior finish on this attractive cottage is wood shingles and asphalt shingle roofing. There is a grade entry on the side leading to the basement and kitchen, shutters on the front windows and a covered front entrance stoop. The floor plan consists of a living room, kitchen, bath and two bedrooms with wardrobe closets, coat closets, hall closet and linen cabinet in the bedroom hall. Kitchen cabinets, containing sink, stove and refrigerator, occupy two walls leaving a large space for dining on the inside kitchen wall. There is a full basement, excellent circulation between rooms and a recessed bathtub.



Design B-307

966 sq. ft.
16,422 cu. ft.

Exterior finish shown on this house is vertical redwood siding, although other material could be substituted. Combination roof and ceiling joists are dead level, well insulated, covered with pitch and gravel roofing and designed to carry necessary snow loads. The plan includes a living room combined with a large dining bay, two bedrooms, bath, kitchen and full basement. The kitchen is a well arranged workroom with space for dining, corner sink under corner windows and a coat and supply closet in the entry. There are wardrobe closets in the bedrooms, closet and linen in hall and a coat closet in the living room.

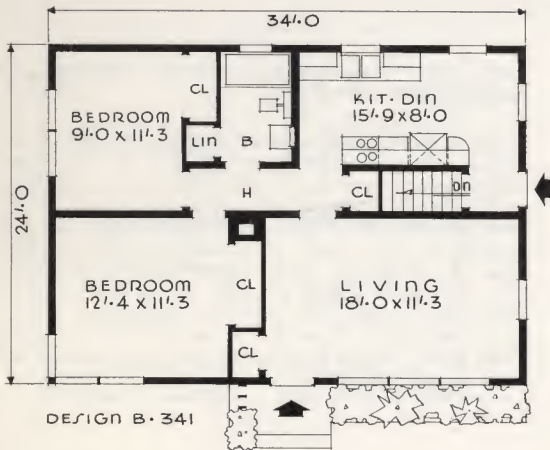
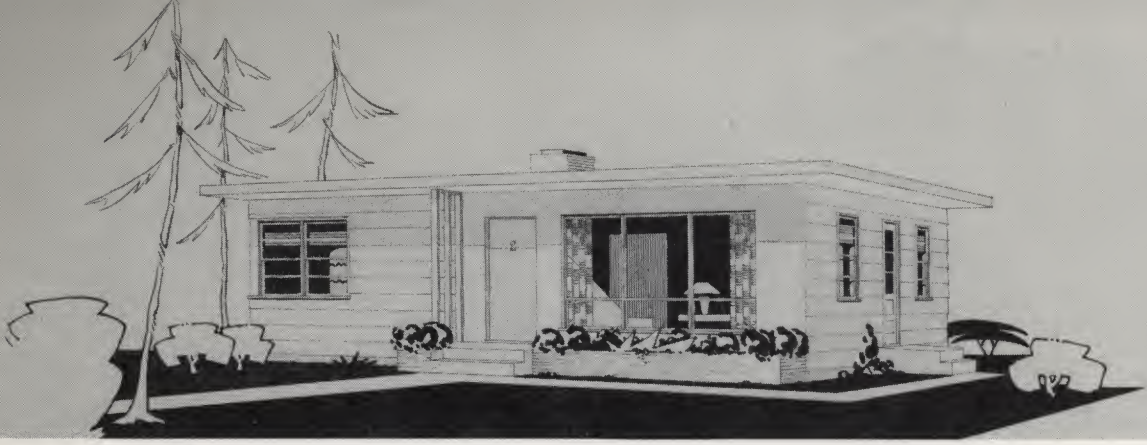


Design B-189

672 sq. ft.
13,104 cu. ft.

This small one-bedroom house is compact and economical to build but it has the added advantage of being expandable. With a minimum of alteration work, consisting merely of opening a preframed section of wall, a second bedroom can be added either now or in the future.

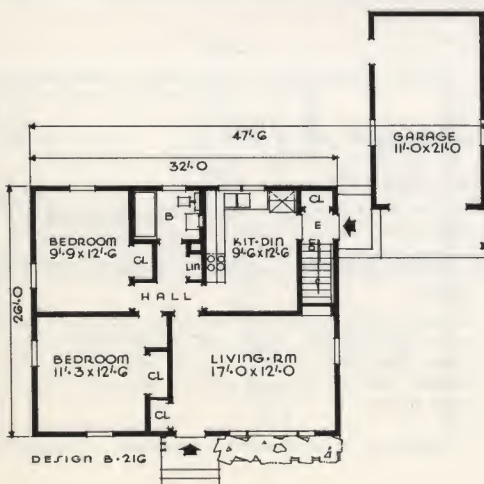
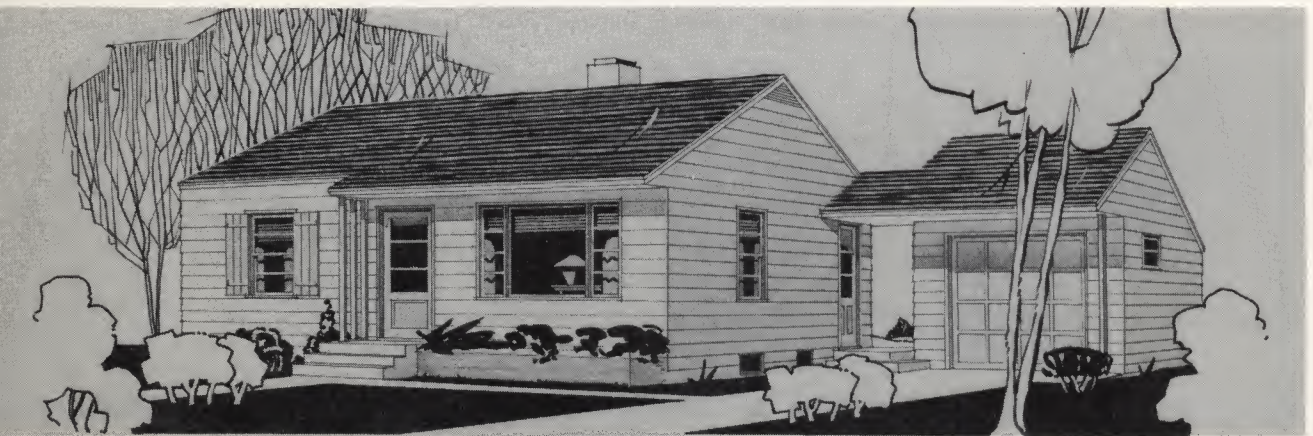
A total of six closets are provided, consisting of wardrobes, coat closets, linen cabinet and hall closet. The open plan arrangement of the living-dining room increases the living area while concealing the kitchen work space.



Design B-341

816 sq. ft.
13,056 cu. ft.

For economy in building, this plan is hard to beat. The simple rectangular floor plan, as well as the straight bearing wall through the center, added to the flat roof, means substantial savings in the labor of cutting, fitting and framing. The roof is dead level with a two foot overhang and the joists double for both roof and ceiling. The floor plan has a very small hall which connects all rooms consisting of a living room, two bedrooms, bath and an exceptional kitchen-dinette. Exterior finish is wide siding, brick planter and double glazed picture window.

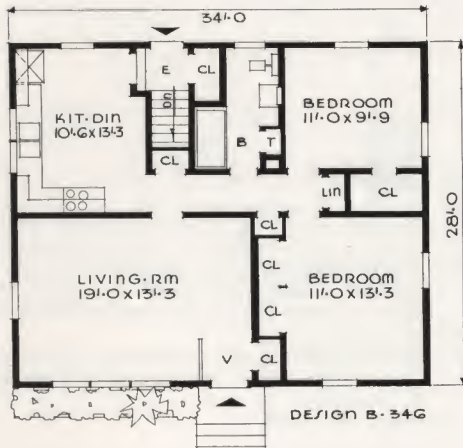


Design B-216

832 sq. ft.
16,224 cu. ft.
(Not including garage)

This compact floor plan has many points of interest to recommend it, in spite of its small size. Bathroom, kitchen and laundry piping can all be run in one wall. This represents a saving in plumbing installation. Another point is the small hall from which all rooms open, reducing the amount of waste space.

Also of interest is the cupboard space and dining area in the kitchen, linen cabinet, coat closets and wardrobes. If the lot is too narrow the garage can be omitted without damage to the appearance.

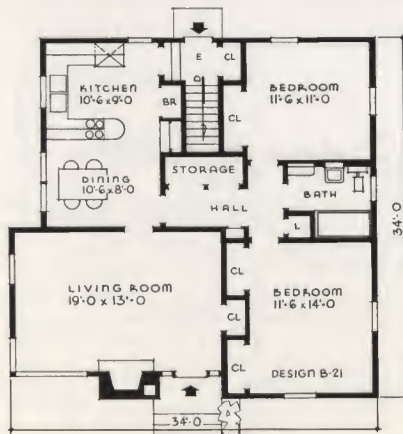
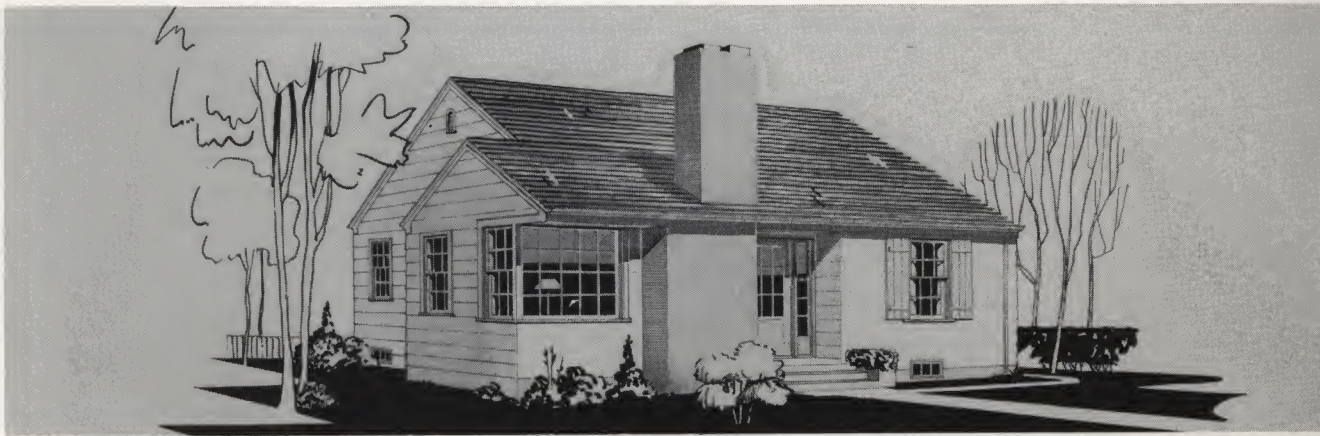


Design B-346

952 sq. ft.
18,564 cu. ft.

This design offers four rooms without frills or waste space, either inside or out. A small hall connects all rooms. Straight wall lines and absence of projections insure a minimum of labor in construction.

The floor plan shows a large living room with coat closet and triple windows in front, two bedrooms and bath and a large kitchen-dinette. Storage space is no problem here and is taken care of by wardrobes, walk-in closet, two hall closets, coat closets, linen and towel cabinets. Exterior walls are finished with wide siding.

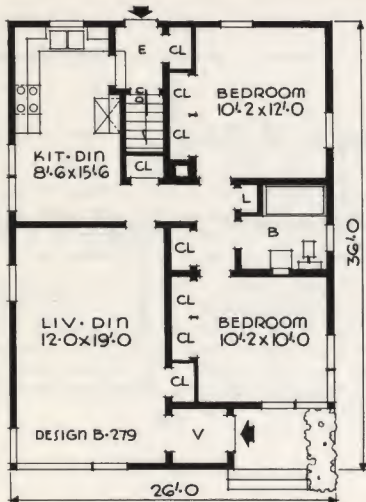


Design B-21

1,084 sq. ft.
22,690 cu. ft.

Sufficient closet and storage space is always a troublesome problem in every household. This plan has more than the normal amount of both in the bedroom wardrobes, center storage closet, coat closets, linen cabinet, kitchen broom closet and supply cabinet.

The combination kitchen-dinette is a large, pleasant and well lighted room divided by a kitchen counter which has the range built-in. The exterior is of wide siding, face brick chimney, asphalt shingles and recessed entrance.

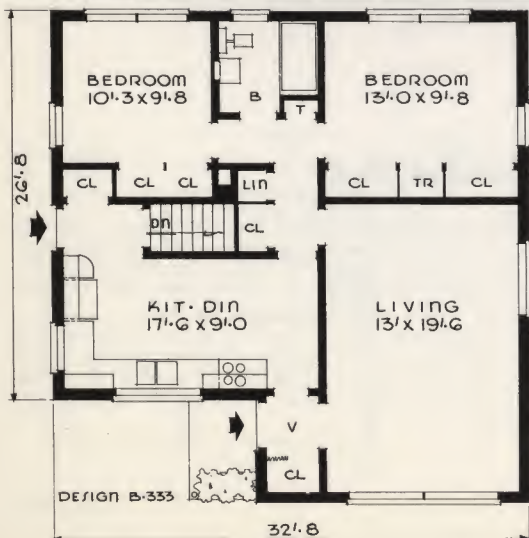


Design B-279

896 sq. ft.
17,472 cu. ft.

This plan will fit on a narrow city lot where a front drive-in is not necessary. It consists of a full basement, living room, combination kitchen-dinette, two bedrooms and bath. There is an abundance of closet and storage space including coat closets, wardrobes and linen cabinet.

Exterior finish is siding on frame construction, picture window, brick planter and hip roof with asphalt shingles.

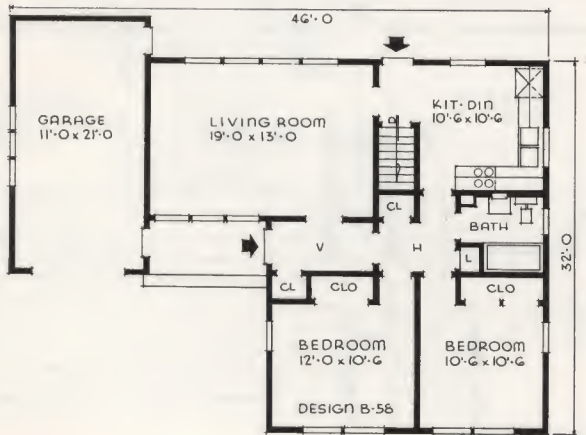
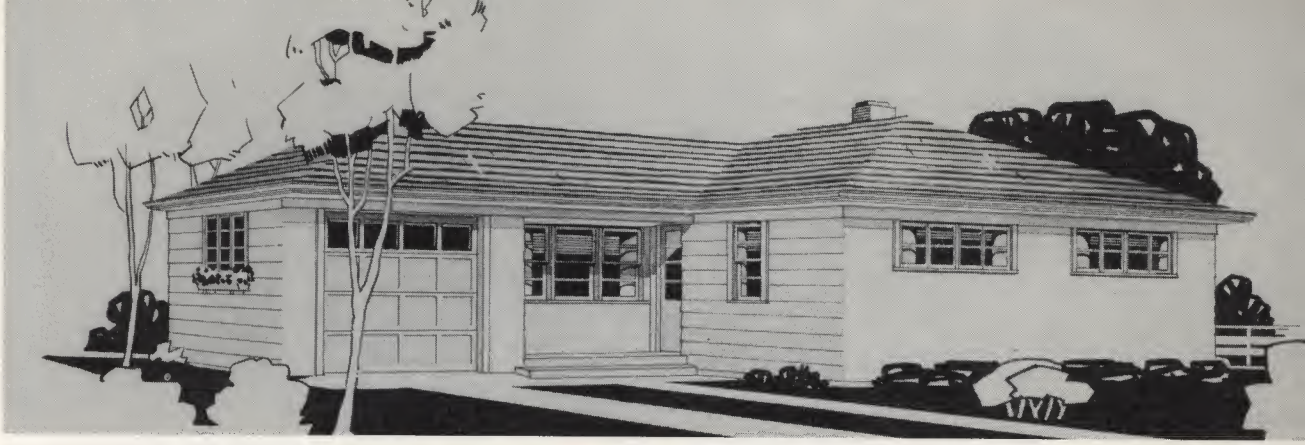


Design B-333-C

1,004 sq. ft.
17,068 cu. ft.

Circulation between rooms is the high-light of this plan. Any room can be reached without first passing through another room and even the kitchen is connected to the vestibule to save traffic through the living room.

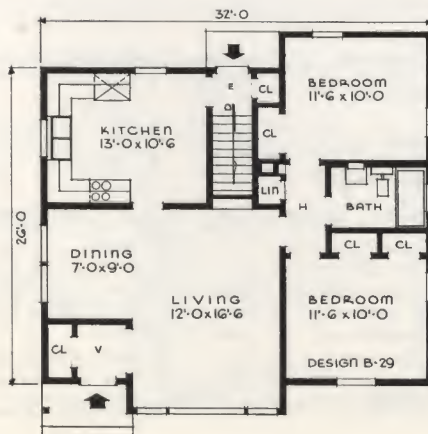
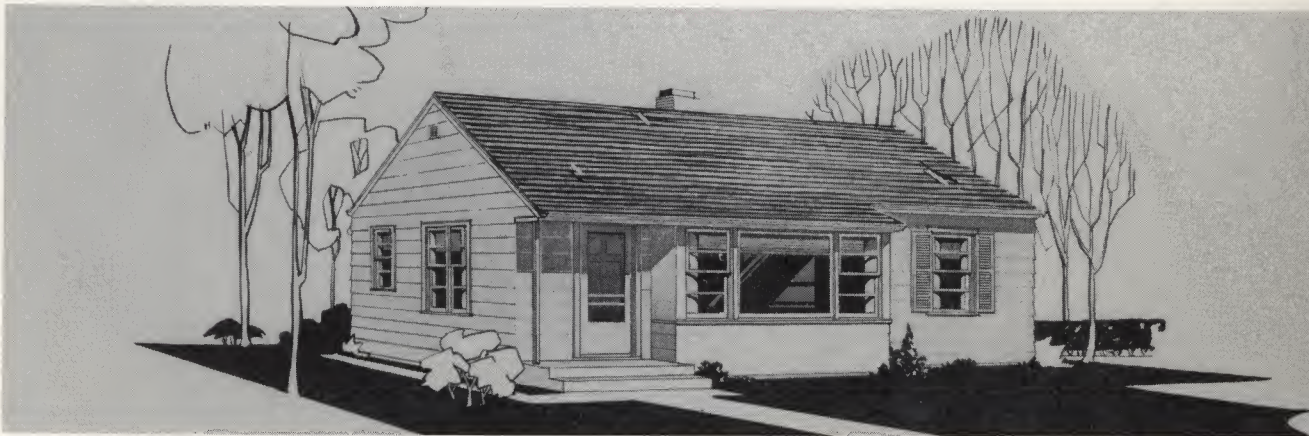
Plans call for concrete masonry construction with the blocks stripped for plastering and exterior finish is stucco. The roof is dead level, and roof joists also serve as ceiling joists. Joists are figured to carry snow loads as well as a covering of water in the summer. The combination kitchen-dinette is a pleasant well arranged room with good cabinet space and dining area.



Design B-58

908 sq. ft.
17,252 cu. ft.
(Not including garage)

Grouping of rooms around the small central hall makes it possible to reach all rooms from the front vestibule. A covered stoop protects both garage and house entrances. Living room windows open to both garden and street. Plumbing installation costs are reduced by the grouping of plumbing pipes in one wall between kitchen and bathroom, with laundry in basement below. Plans call for a full basement, except under garage, wide siding and asphalt shingles on a hip roof.

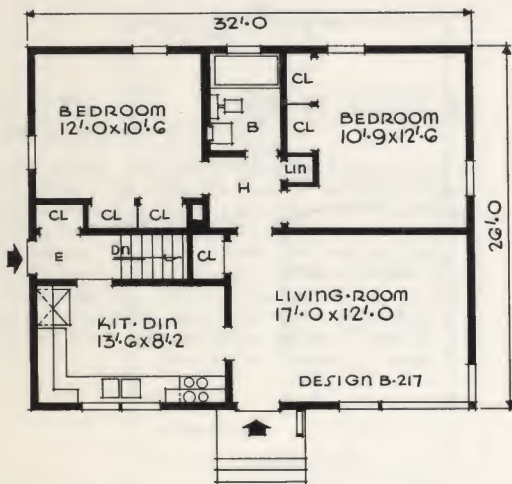


Design B-29

905 sq. ft.
18,281 cu. ft.

A popular feature of this plan is the dining alcove which forms an L-shaped living room for cross light and ventilation, increasing the livability of both areas. Exterior finish includes picture window, covered entrance, wide siding and asphalt shingles.

Bedrooms have generous wardrobes extending to the ceiling with storage above the hanging space. In addition there is a linen cabinet and two coat closets. Kitchen cabinets are placed to eliminate unnecessary steps leaving ample kitchen dining space.

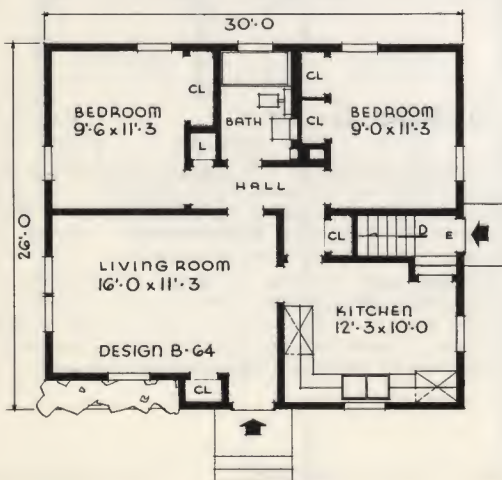
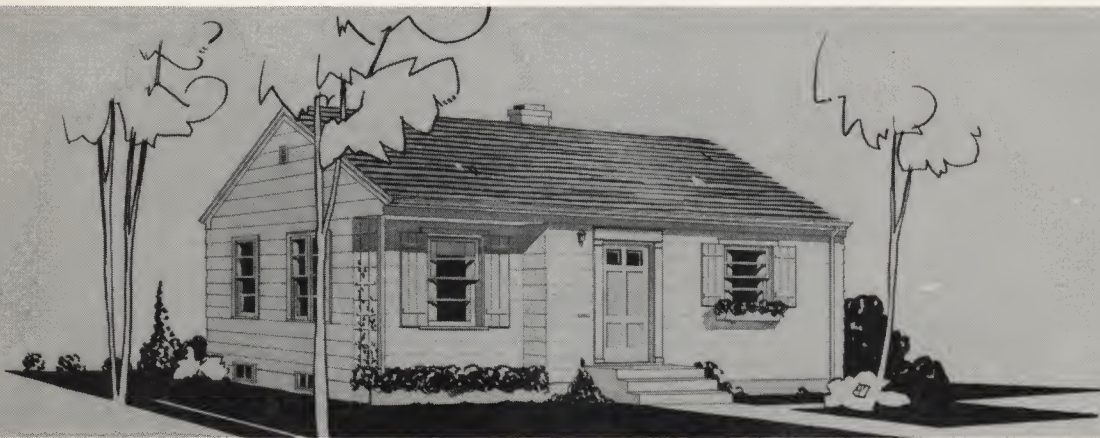


Design B-217

832 sq. ft.
16,224 cu. ft.

The plan shown here is the most economical type to build, a simple rectangle without projections and a gable roof without dormers. Exterior finish is wide siding, asphalt shingles, wide eave overhang, flower box, shutters, lattice work and double glazed picture window.

There are two bedrooms, bath, living room, kitchen with space for dining and a full basement. The kitchen is well supplied with cabinets with table space for dining. Closets include wardrobes, linen cabinet and coat closets.

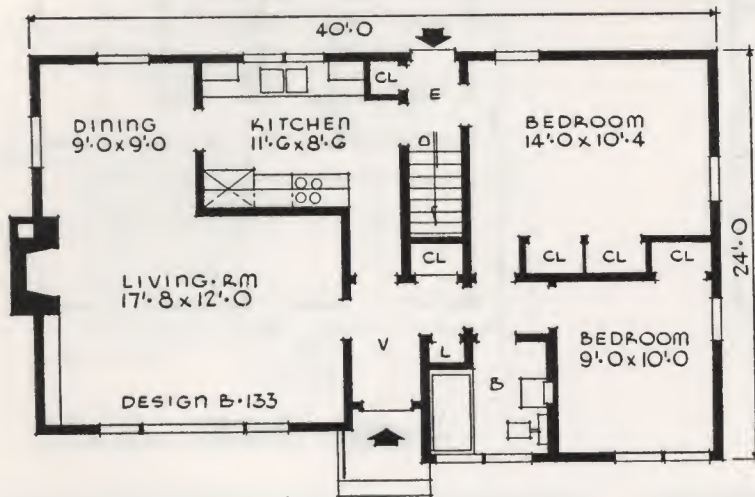


Design B-64

761 sq. ft.
15,372 cu. ft.

Although this plan is small in area it provides four very comfortable rooms for a small family. All rooms have cross light and all open into one small hall for privacy. Kitchen cabinets on two walls leave room for dining in the kitchen and contain refrigerator, range and double compartment sink under the window.

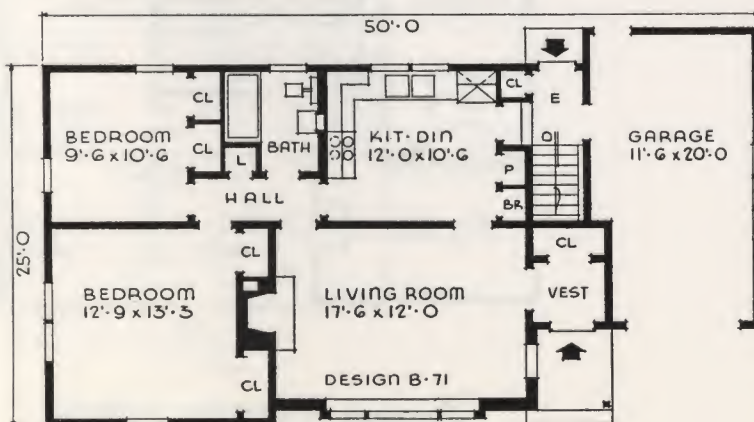
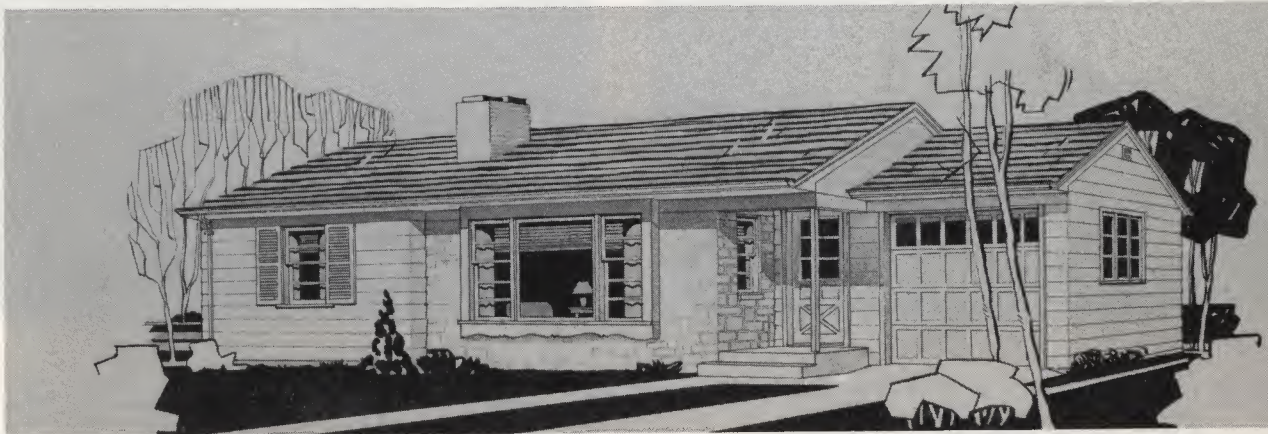
Wide siding is used for the exterior. A wide eave overhang projects over the planter and the flower box and shutters add touches of color to the exterior.



Design B-133

915 sq. ft.
17,842 cu. ft.

This floor plan is long but narrow and gives the appearance of being larger than it actually is. Circulation is excellent and all rooms can be reached from the front entrance without passing through any other room. High windows in front add interest to the design and gives extra wall space in the bedroom. Other features include double glazed picture window, fireplace with book shelves, coat closets at entrances and an L-shaped living-dining room. Exterior finish is wide siding.

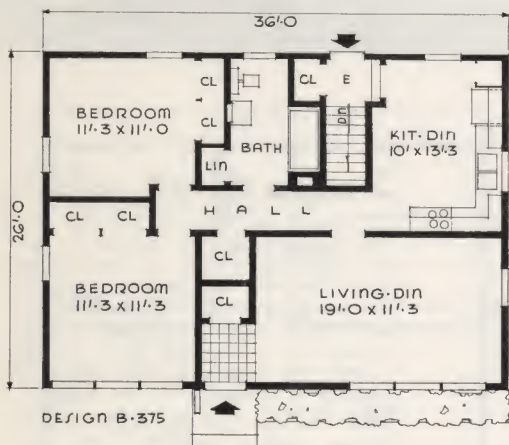
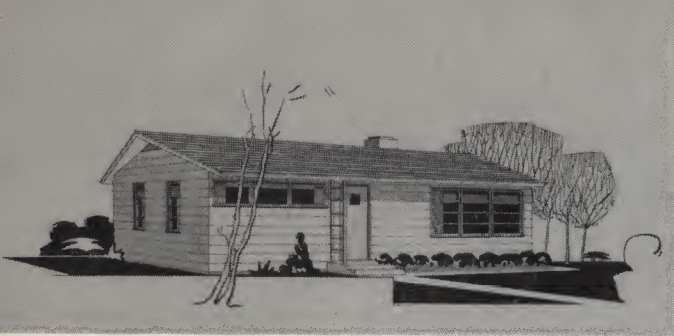


Design B-71

917 sq. ft.
17,423 cu. ft.
(Not including garage)

Addition of a garage to the side of this small house gives it a spacious appearance from the front. Wide overhanging eaves, picture window and the stone or brick facing add interest to the front elevation.

Arrangement of the plan is exceptional for its liberal closet space. All rooms open into a small hall and the plumbing is grouped in one wall. There are nine closets including broom closet, pot and pan closet in the kitchen and two entrance coat closets. High side windows give added wall space in front bedroom.



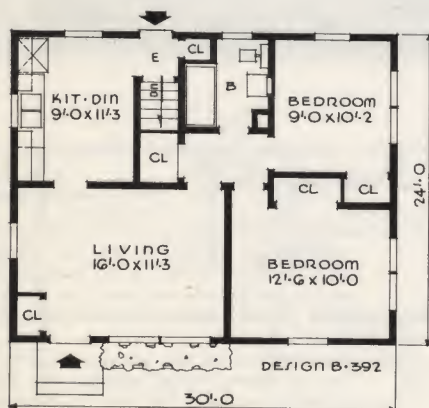
Design B-375

1,144 sq. ft.
21,736 cu. ft.



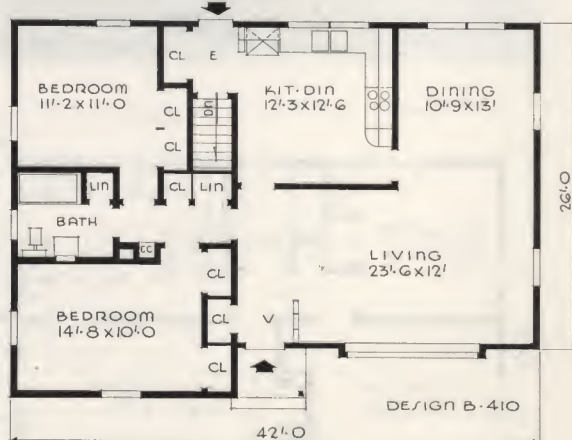
Design B-386

768 sq. ft.
14,592 cu. ft.



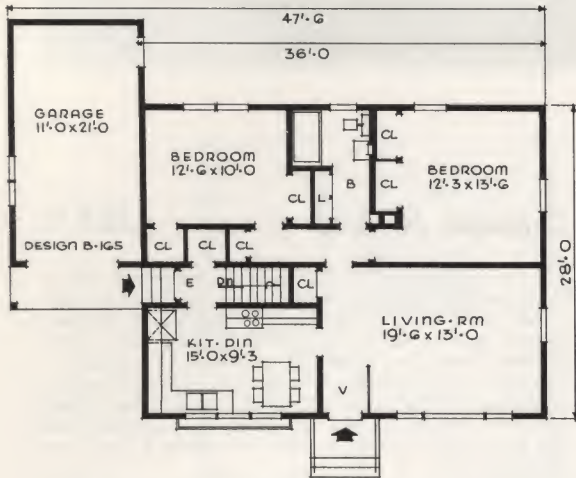
Design B-392

720 sq. ft.
13,320 cu. ft.

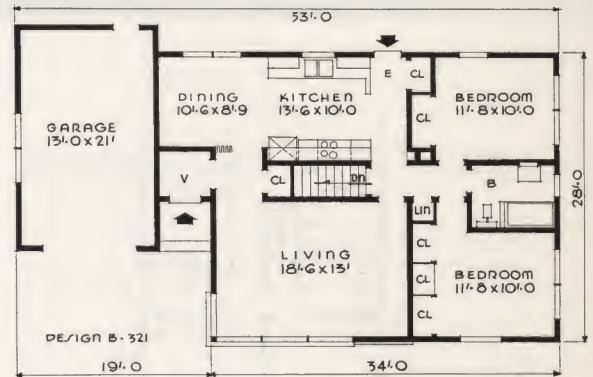


Design B-410

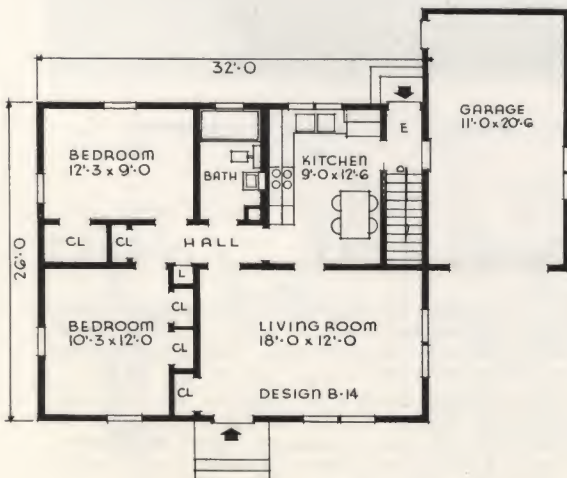
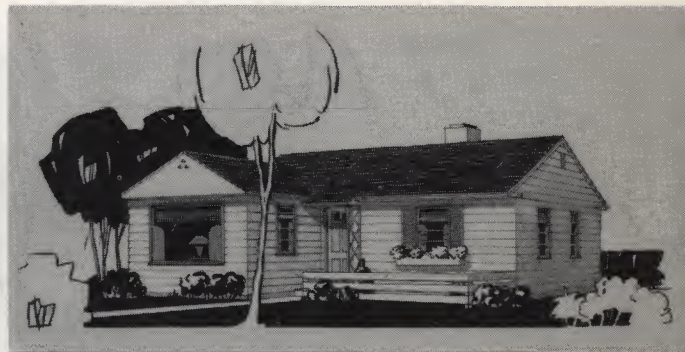
1,164 sq. ft.
22,116 cu. ft.



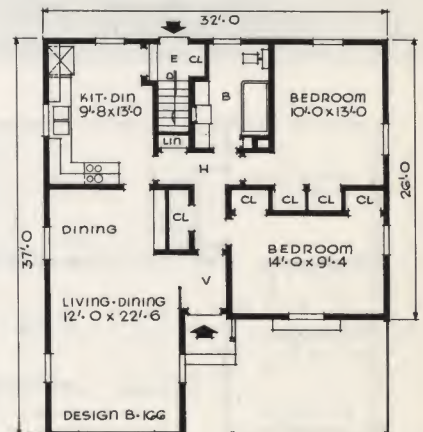
Design B-165 1,008 sq. ft.
20,160 cu. ft.



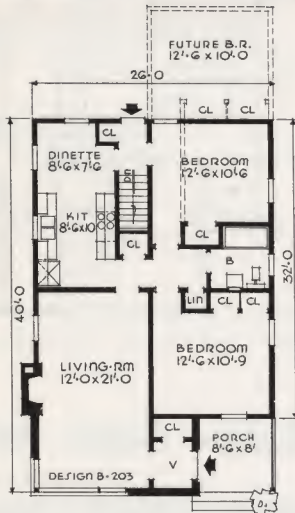
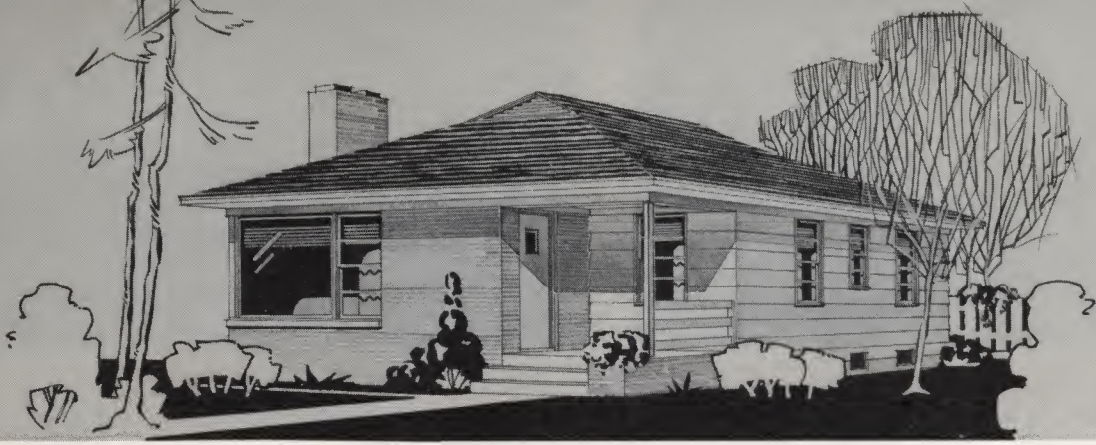
Design B-321 1,032 sq. ft.
19,608 cu. ft.
(Not including garage)



Design B-14 832 sq. ft.
16,640 cu. ft.
(Not including garage)



Design B-166 975 sq. ft.
18,726 cu. ft.



Design B-203

972 sq. ft.
18,954 cu. ft.

This two-bedroom plan can easily be expanded into a three-bedroom plan by adding a rear bedroom as indicated. There is a full basement, a combination kitchen-dinette, a large living room with fireplace and corner picture window, two bedrooms, bathroom and porch. Storage is amply provided for in seven closets including wardrobes in the bedrooms, linen cabinet, hall closet and coat closets at the entrances. Refrigerator and sink are built into exterior wall cabinets and range on opposite wall.

Exterior walls are finished with wide siding except that brick facing is used on the living room walls from entrance to chimney.

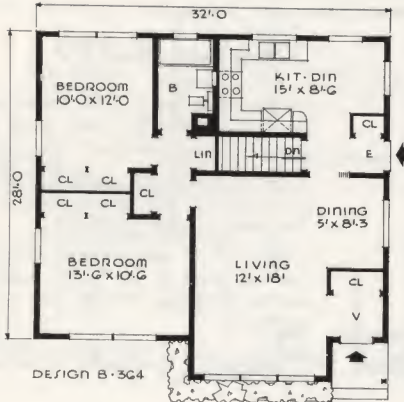
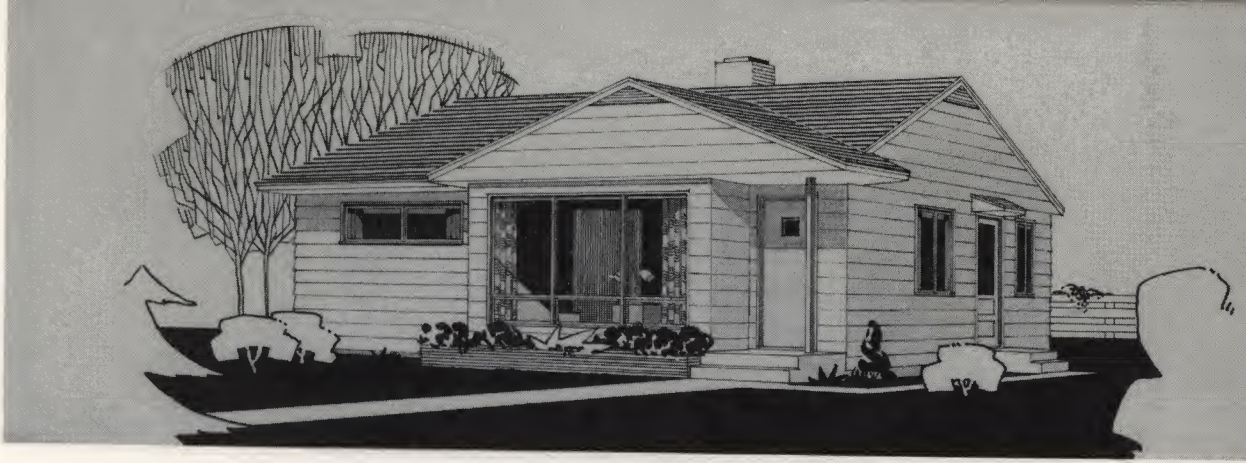


Design B-262

932 sq. ft.
18,174 cu. ft.

This plan consists of combination living room and dining alcove, kitchen, two bedrooms, bath and full basement. The exterior is finished with wide siding except that the front living room wall is faced with brick.

Kitchen details provide for cabinets on two walls, refrigerator and sink on the side wall and stove on the inside wall. This leaves a large, well lighted dining space. Closets include coat closets, wardrobes, linen cabinet and kitchen supply closet.

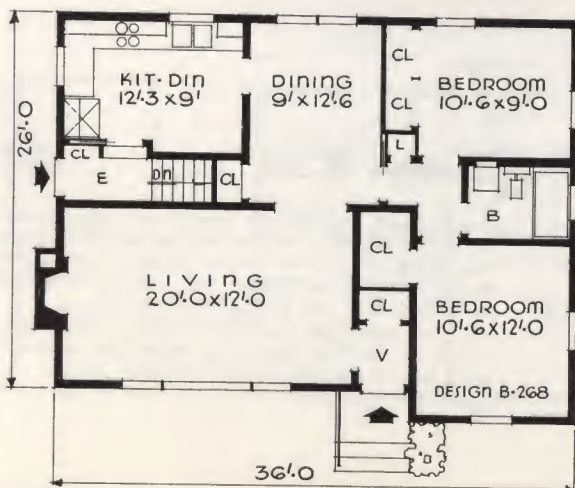


Design B-364

942 sq. ft.
18,080 cu. ft.

Here is a compact floor plan without a trace of waste space. The house is small but the rooms are surprisingly large, providing the very popular combination living-dining room, an efficient kitchen with a large dining area and U-shaped kitchen cabinets.

The arrangement of kitchen and bathroom, with laundry directly below in the basement, confines piping to one wall and saves in plumbing costs. Closets are all of the wardrobe type which are ceiling high and provide for a storage space above the hanging rod. Finish includes wide siding, brick planter, picture windows and covered front stoop.

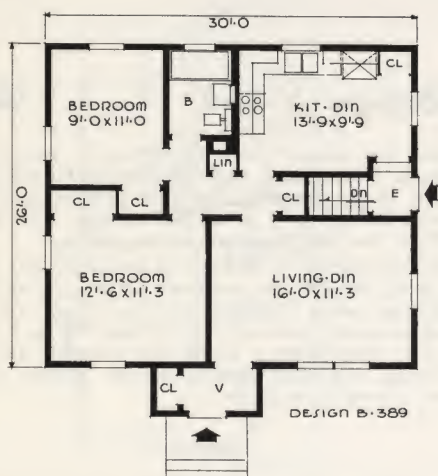
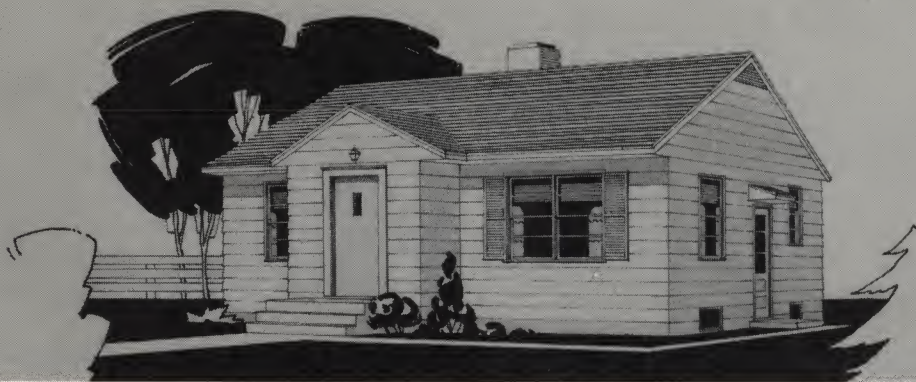


Design B-268

959 sq. ft.
18,221 cu. ft.

This plan shows two bedrooms, bath, living room, kitchen-dinette and a separate dining room. The dining room provides cross light through the center of the house. Kitchen arrangement shows sink under rear window, work counter under side window, refrigerator and stove in counter.

Closets include bedroom wardrobes, coat closets, linen cabinet, walk-in closet in front bedroom and closet over stairs. Exterior finish is wide siding and asphalt shingles.



Design B-389

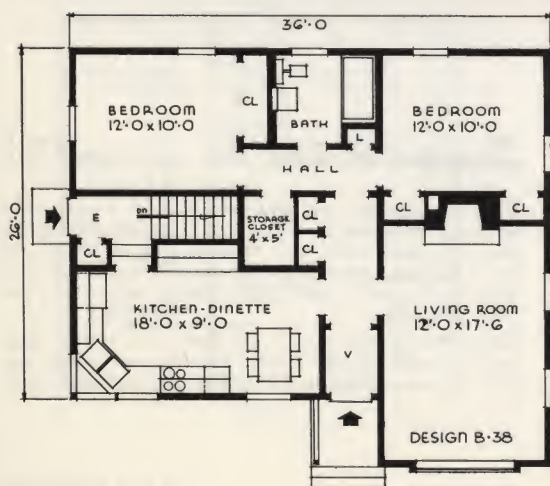
816 sq. ft.
16,230 cu. ft.

Plans for this roomy little house call for a full basement, vestibule, living room, combination kitchen-dining, bathroom and two bedrooms.

Plumbing pipes are concentrated in one wall for economy and the furnace is located in the center of the basement.

In spite of its comparatively small area a central hall leads to all rooms, avoiding the necessity of going through one room to reach another.

Exterior finish is wide siding, shutters and asphalt shingles.

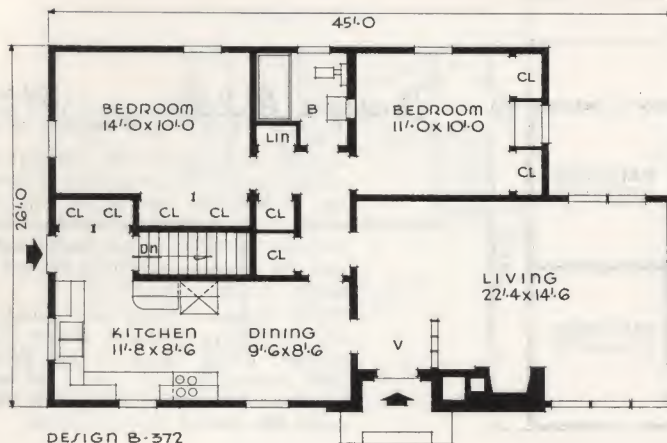
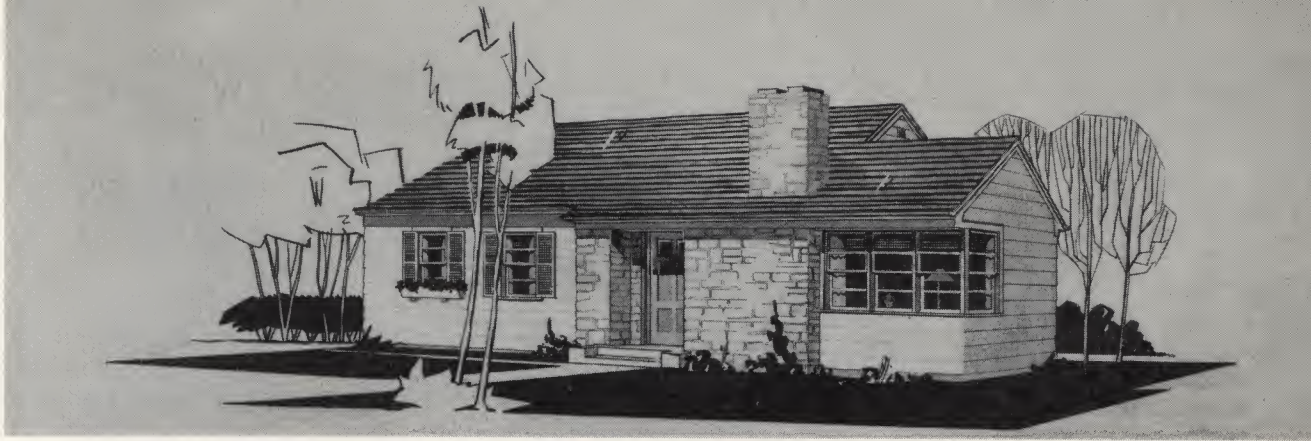


Design B-38

1,001 sq. ft.
19,890 cu. ft.

Good closet and storage space and free circulation between rooms are features of this plan. A large storage closet is centrally located for such large items as sewing machine, card tables, etc. Other closets include wardrobes, linen and coat closets.

All rooms open into the hall with easy access from the kitchen to the front door. The kitchen has cabinets on each side of the corner sink, a storage cabinet on the inside wall and dinette. Exterior finish is wide siding.



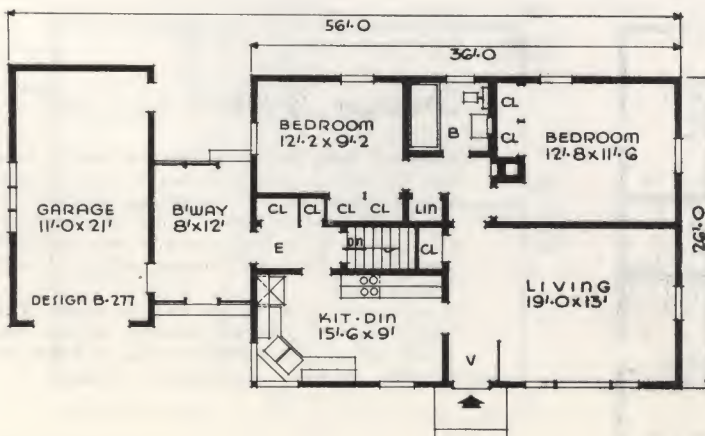
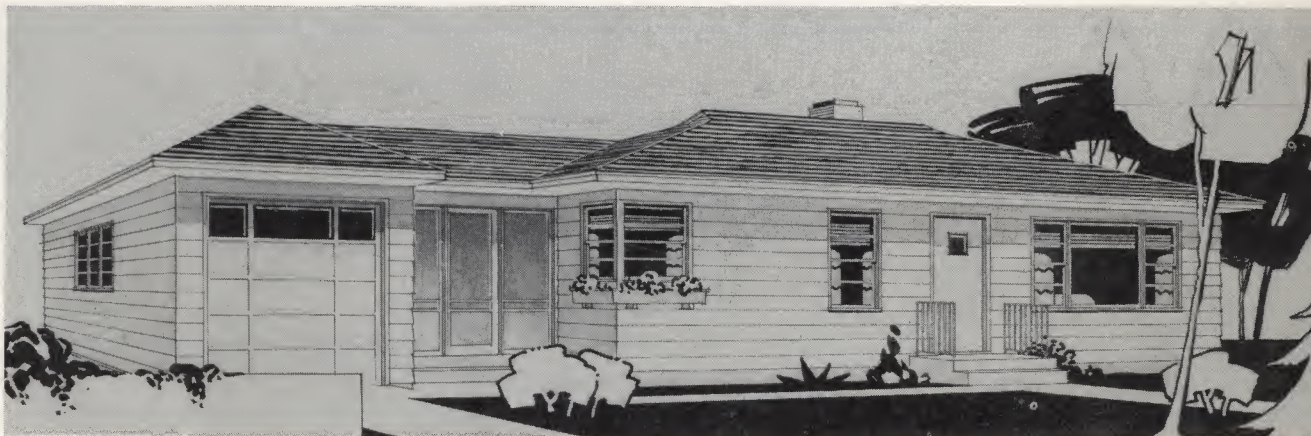
Design B-372

1,065 sq. ft.
20,235 cu. ft.

The attractive exterior shown here is a combination of low roof lines, wide siding, stone fireplace and entrance trim.

Storage is no problem here because of the abundance of closets and wardrobes, including coat and supply closet in the side entry, coat closet and linen cabinet in the bedroom hall.

A small central hall provides excellent circulation between all rooms.

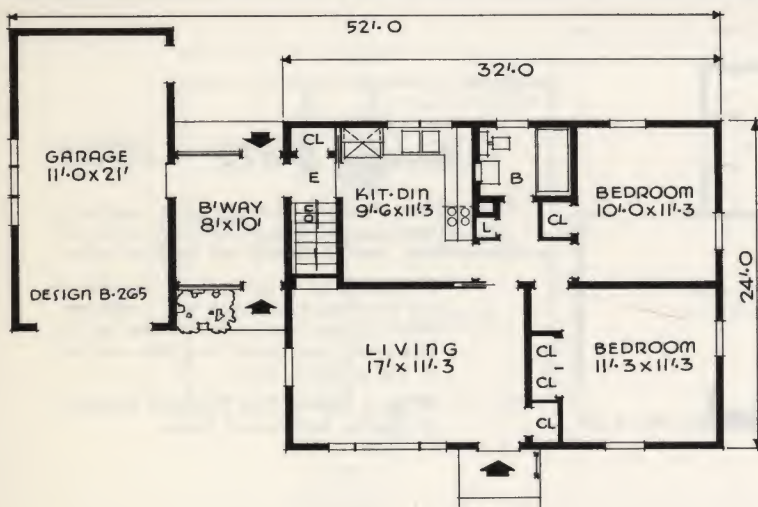
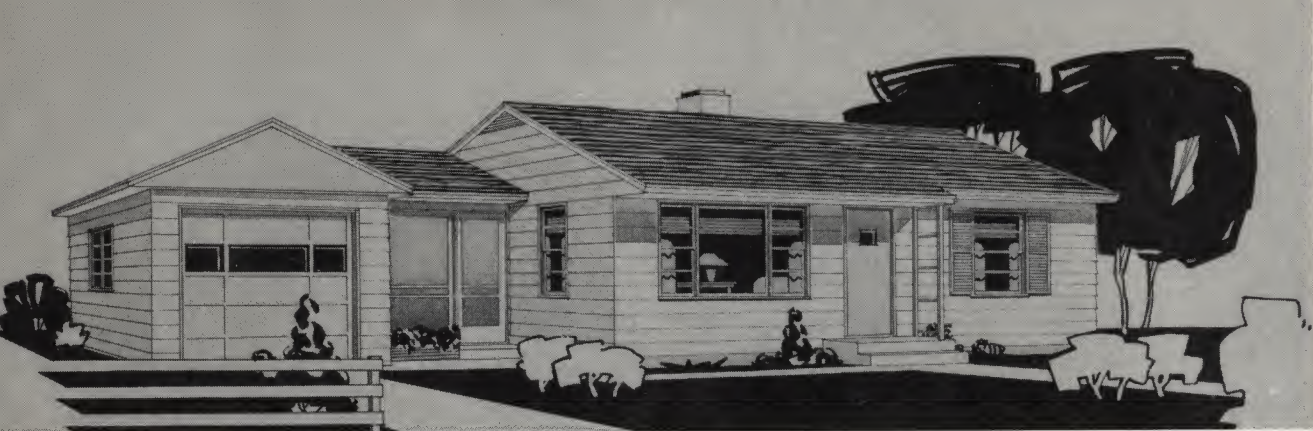


Design B-277

936 sq. ft.
19,486 cu. ft.
(Not including garage)

This simple rectangular plan with a breezeway and single garage has living room, combination kitchen-dinette, two bedrooms, bath and a full basement except under the garage. Drawings call for frame construction, wide siding, asphalt shingles, double glazed picture window, overhead garage door.

Wardrobe closets, with storage above the hanging space, are used throughout and include hall linen closet, and supply and coat closets in side entry.

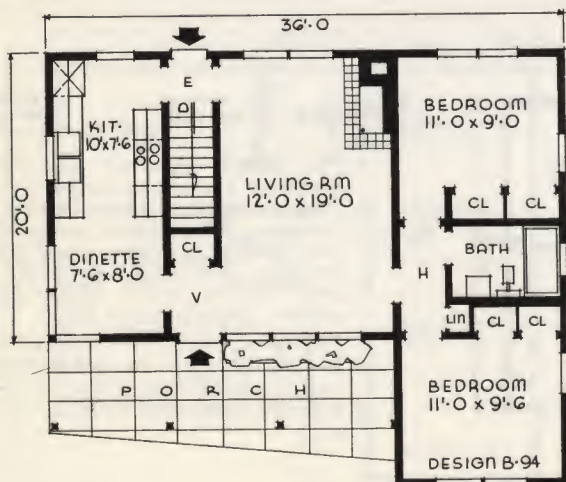


Design B-265

768 sq. ft.
14,592 cu. ft.
(Not including garage)

In spite of its small area this plan has a small central hall connecting all rooms. For economical construction all roof dormers and wall projections have been omitted. Plumbing is grouped together and the chimney is centrally located for shorter furnace runs.

Other features include coat closets at the entrances, wardrobe closets, linen cabinet, dining space in the kitchen, book shelves over the stairs, full basement and a breezeway and garage which could be omitted if lot is narrow.

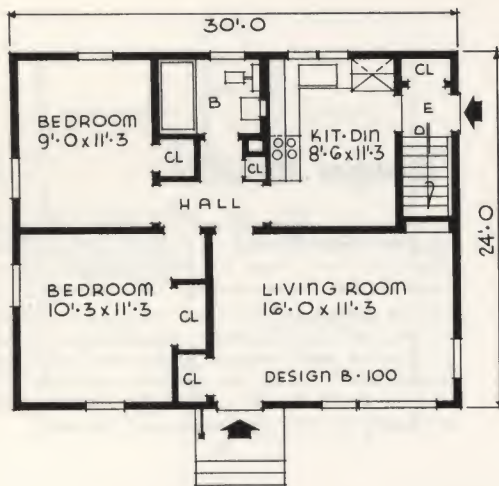


Design B-94

840 sq. ft.
15,630 cu. ft.

A through living room separates the sleeping rooms from the service area. Windows in each end open to both street and garden and the fireplace is located in the quiet end away from traffic. High double windows in the bedrooms add extra wall space for furniture, the single windows being of standard size.

A porch or covered terrace runs the length of the living room and could be screened. Exterior finish is wide siding and asphalt shingles on frame construction.

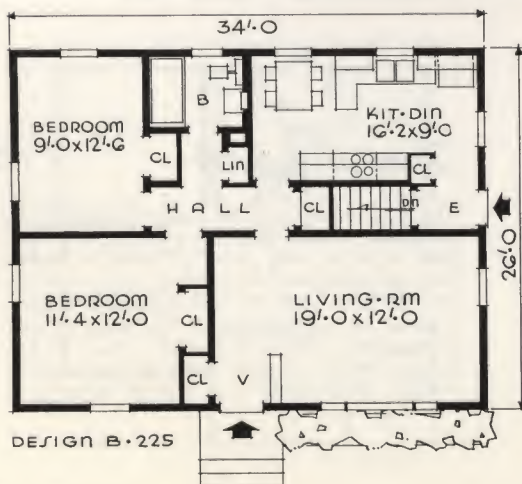
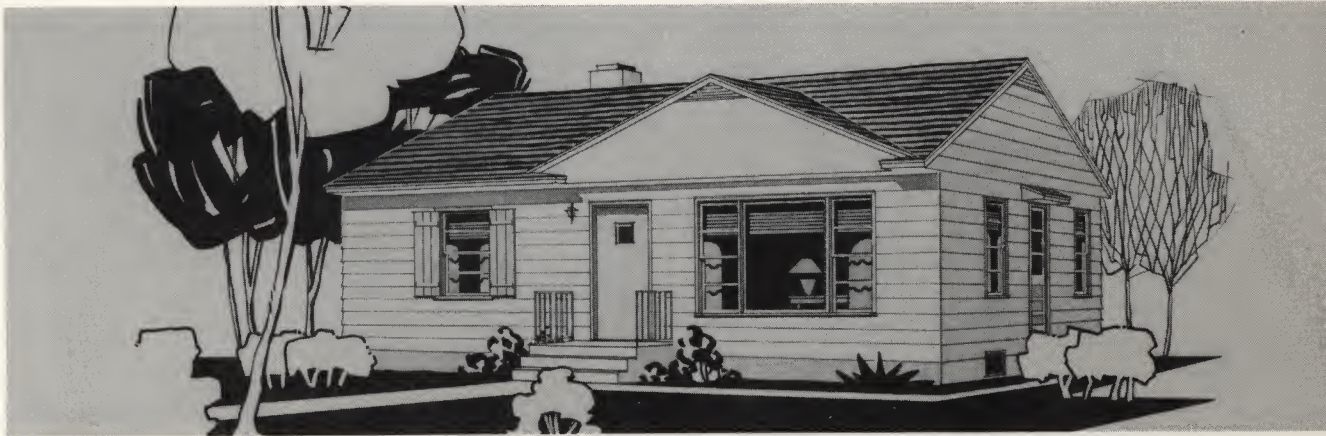


Design B-100

720 sq. ft.
14,040 cu. ft.

This four-room house is small and compact and, for a small family, has many features to recommend it. Rectangular in shape and with a plain roof it is economical of carpenter labor. Plumbing is reduced by grouping of pipes in one wall and the chimney is centrally located and can be used for a combination range.

Plans call for frame construction, siding, asphalt shingles, concrete steps, trellis at entrance, double glazed picture window and full basement. A very small hall provides excellent circulation between all rooms.

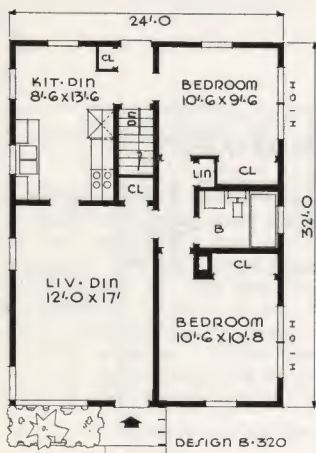
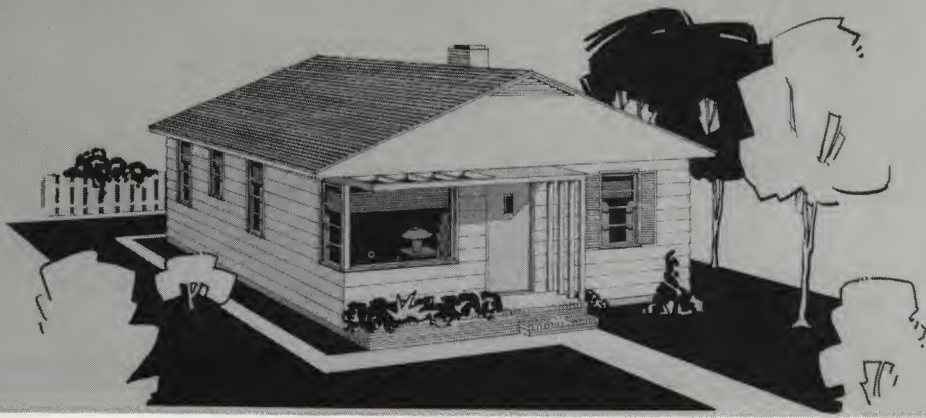


Design B-225

884 sq. ft.
17,238 cu. ft.

A four-room house consisting of full basement, combination kitchen-dinette, bath, living room, two bedrooms and six closets. The kitchen is an interesting room with good cabinet space, small snack bar and dinette, with stove on the inside wall, sink and refrigerator on the outside.

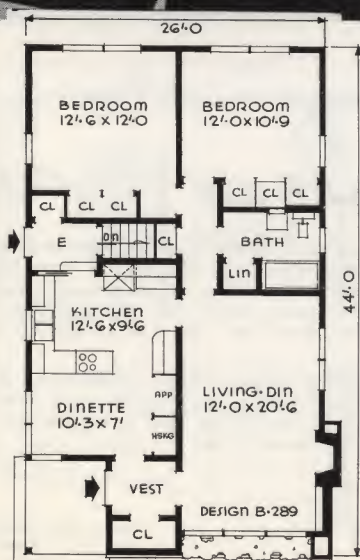
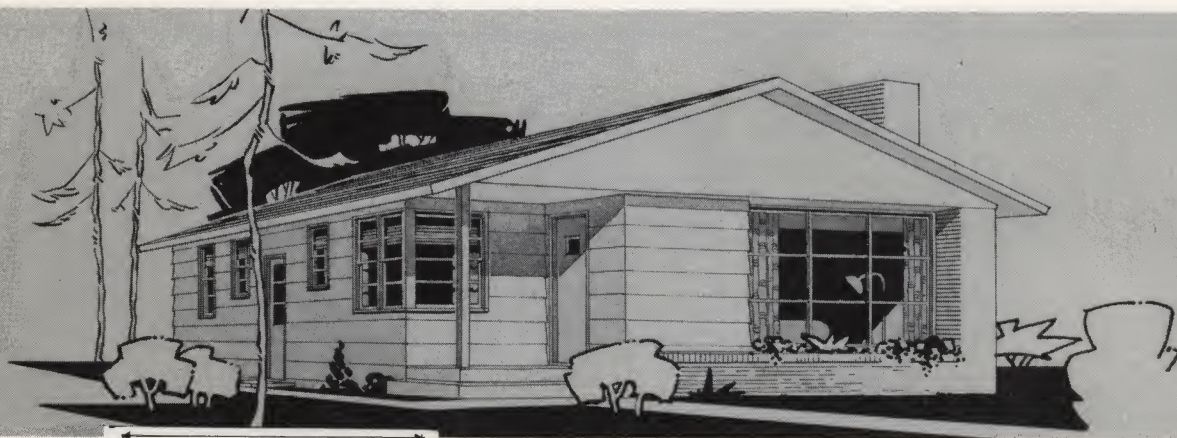
Exterior finish is siding, asphalt shingles and plywood front gable end. Other features include double glazed picture window, iron railing, shelf screen for front door, small hall and recessed tub.



Design B-320

768 sq. ft.
14,592 cu. ft.

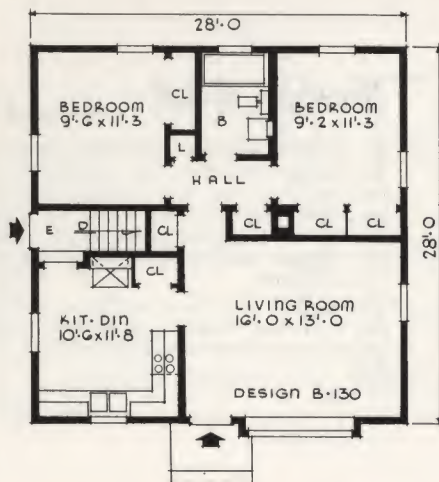
An ideal plan for a small lot where space does not permit a front drive-in and where deliveries are made from the rear. There is a full basement, living room, combination kitchen-dinette, two bedrooms and bath. Closet space consists of two coat closets, linen cabinet in the hall and wardrobe closets in the bedrooms. A connecting door between kitchen and rear bedroom is convenient for using the room for workroom or nursery. Exterior finish is wide siding with planter, picture window and covered entrance.



Design B-289

1,064 sq. ft.
19,684 cu. ft.

This plan was designed to meet the problem of a narrow lot and is suitable for a lot width of forty feet. It consists of large living room, combination kitchen-dinette, two bedrooms and bath. The front vestibule can be reached from both the kitchen and living room. Closets are well distributed and plentiful and include an appliance and housekeeping closet in the kitchen. Exterior finish is shingle siding, plywood gable, picture window, brick planter and covered entrance.

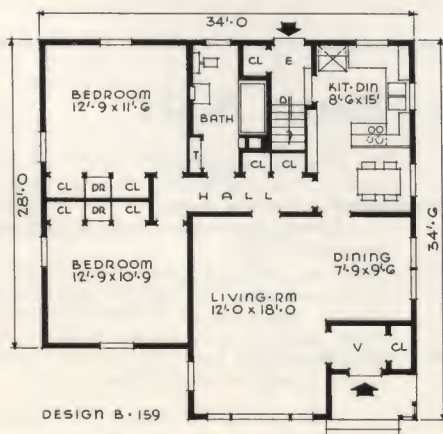


Design B-130

784 sq. ft.
15,288 cu. ft.

The floor plan of this small house is square but because of its low pitched gable roof and bay window it does not have the appearance of being square. It will fit the average small city lot. There is a comfortable living room, two bedrooms, bath, combination kitchen-dinette and full basement.

The projecting picture window forms a twelve-inch ledge in the living room. The roof break projects over this window and the entrance door. Wide siding and asphalt shingles are used for the exterior finish.

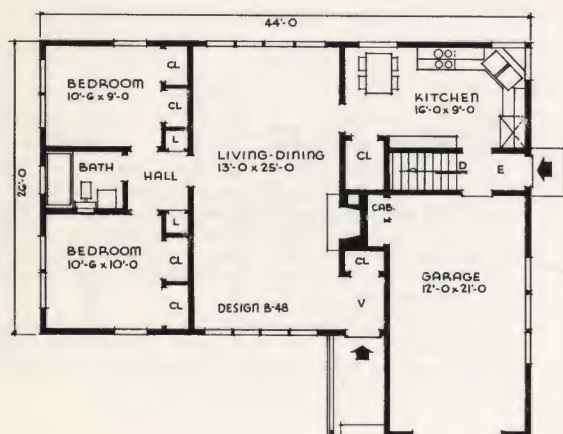


Design B-159

1,056 sq. ft.
21,016 cu. ft.

For household efficiency this plan combines all the necessary features. It has more than average closet space, good circulation between rooms, a compact kitchen, combination living-dining room and full basement. Coat closets are placed at each entrance, storage and linen in the hall, bathroom towel cabinet, twin wardrobes with built-in chest of drawers in both bedrooms.

Plans call for frame construction, covered entrance, siding, asphalt shingles, picture window and plywood front gable.

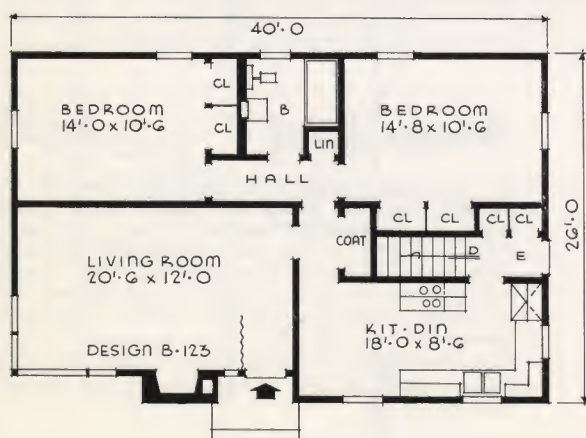
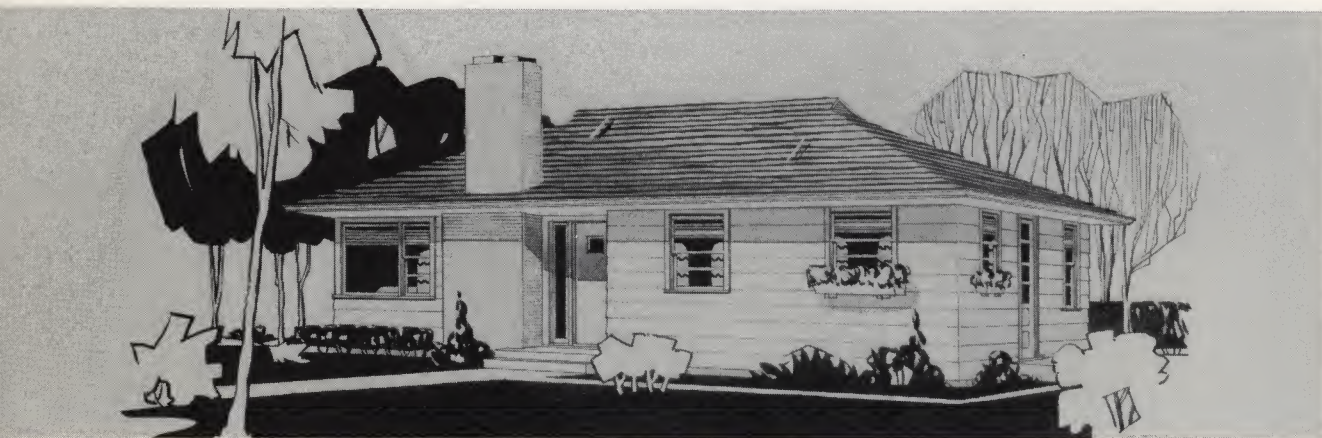


Design B-48

982 sq. ft.
19,149 cu. ft.
(Not including garage)

A combination living and dining room separates the service area from the sleeping rooms. Each bedroom has two high windows for extra wall space and each has two wardrobe closets. The kitchen is exceptional with corner windows and sink, storage cabinet on the inside wall, closet and roomy dinette.

Plans call for full basement, garage, storage cabinet in garage, fireplace, coat closet, covered entrance, wide siding and asphalt shingles on a gable roof.

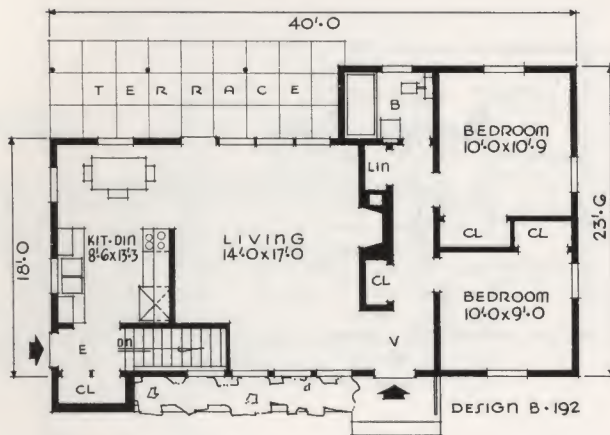
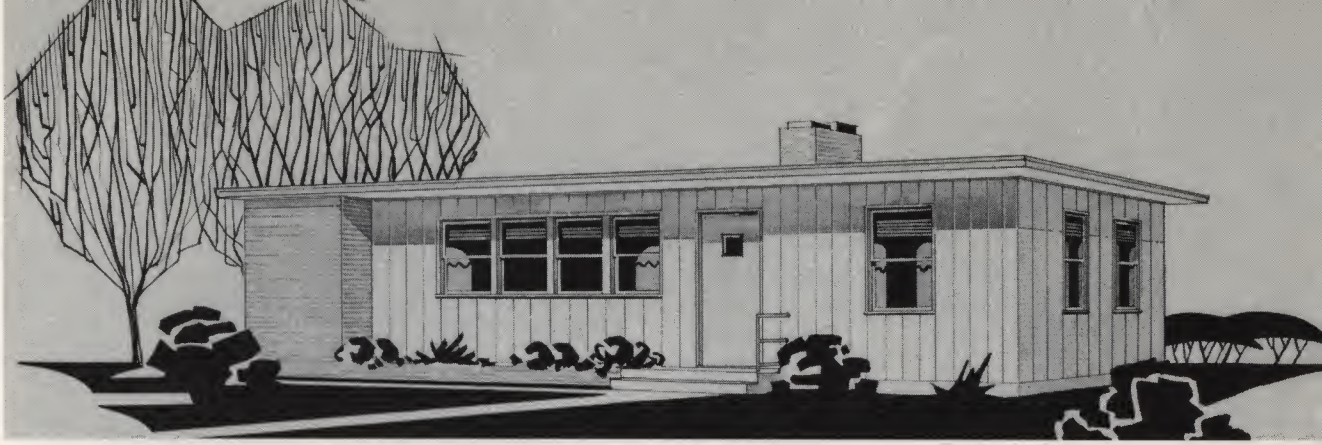


Design B-123

998 sq. ft.
19,461 cu. ft.

The appearance of width is emphasized by horizontal lines, low overhanging eaves and hip roof. The fireplace forms a recess for the front door which is shielded from the living room by a corrugated glass partition.

There are two comfortably large bedrooms with ample wall space for furniture and twin wardrobe closets. Other closets include linen cabinet, coat closet and two entry closets. Kitchen and dinette are combined in one room in front. Exterior finish is siding and asphalt shingles.

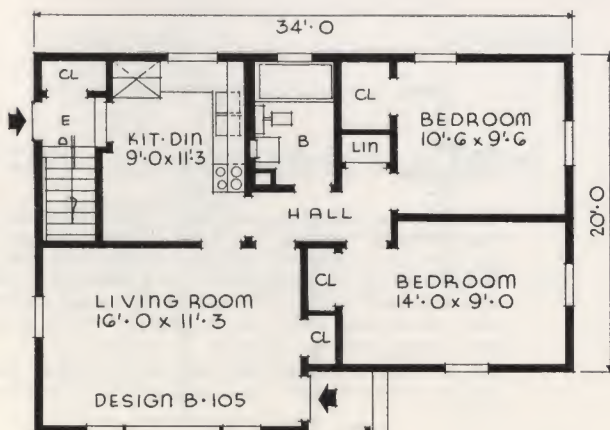
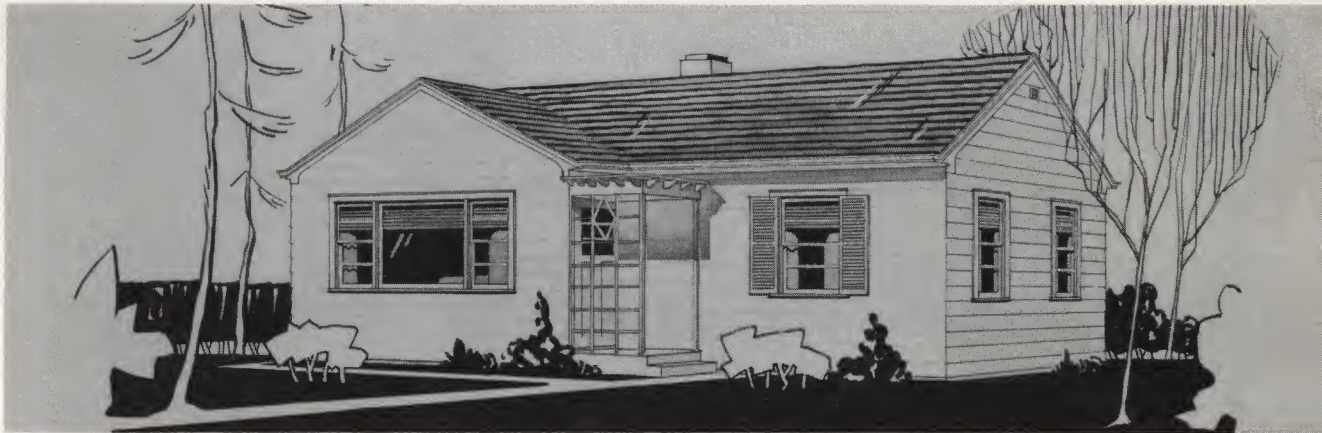


Design B-192

832 sq. ft.
14,303 cu. ft.

Open planning means fewer doors, less partition work and a feeling of spaciousness though the house is small. Cubical contents are cut by use of a flat roof which combines the roof and ceiling joists. Windows in the living room look to the street and to a covered terrace in the rear and the living room is open to the dinette.

There is a full basement, fireplace in the living room, coat closets at each entrance, linen cabinet and wardrobes. A toilet in the basement reduces traffic across the living room. Exterior finish is vertical siding with a touch of face brick.

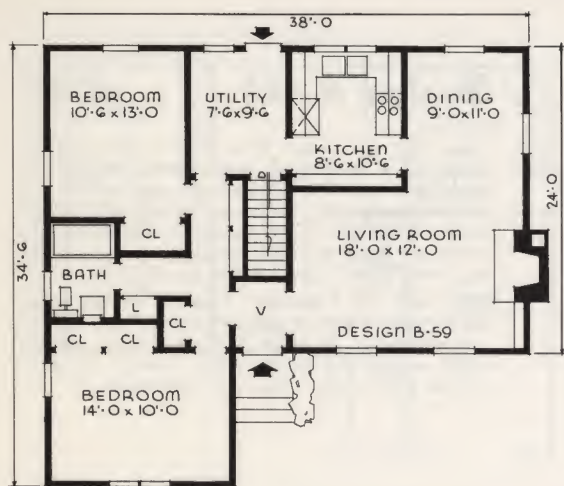


Design B-105

750 sq. ft.
14,250 cu. ft.

This plan could be expanded into a future three-bedroom house with a minimum of alteration. The linen cabinet and closet would form a hall leading to a room on the rear. There is a full basement with laundry under the bathroom and consequent saving on plumbing costs.

Plans call for frame construction, double glazed picture window, large kitchen space for dining, covered front entrance. Closets are provided for both entrances with linen cabinet in the hall. Exterior finish is wide siding and asphalt shingles.

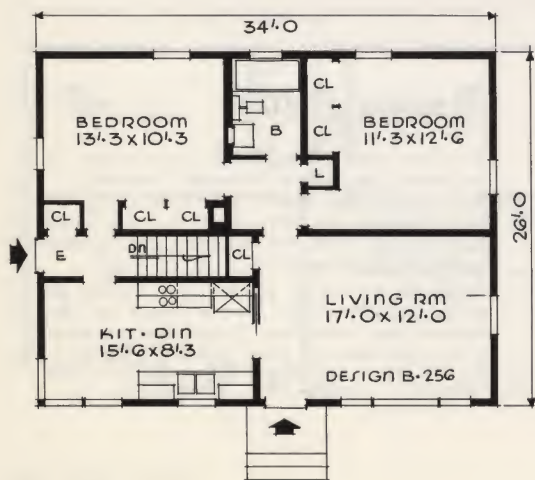


Design B-59

1,069 sq. ft.
20,320 cu. ft.

The combination living and dining room forms a comfortable L-shaped room with three exposures, looking to the side, front and rear. The kitchen is compact and well arranged with a storage cabinet on the end wall. A small utility room can be converted into a breakfast room if desired. There is a full basement.

All rooms open into the hall which also connects the front and rear entrances. There is a storage cabinet in this hall, as well as a closet and linen cabinet. Wide siding is used for exterior finish.

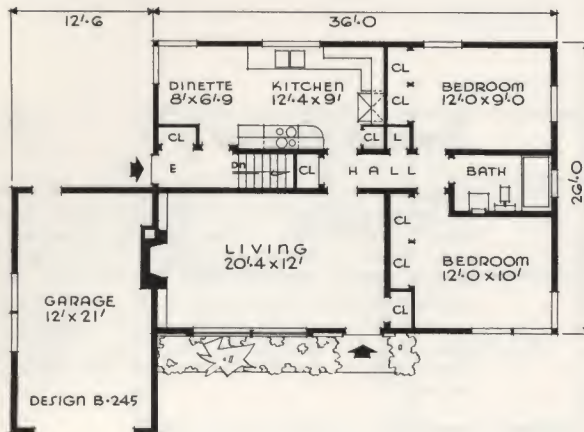


Design B-256

884 sq. ft.
17,238 cu. ft.

There are two bedrooms, bath, living room, combination kitchen-dinette and full basement. Storage space on the first floor consists of wardrobe closets, linen cabinet and closets in the living room and entry. The kitchen is in a popular location, in front of the house, has cabinets on opposite walls and an attractive dining alcove with corner windows.

Exterior finish includes bevel and vertical siding, brick planter, picture window, flower box and wide eave overhang.

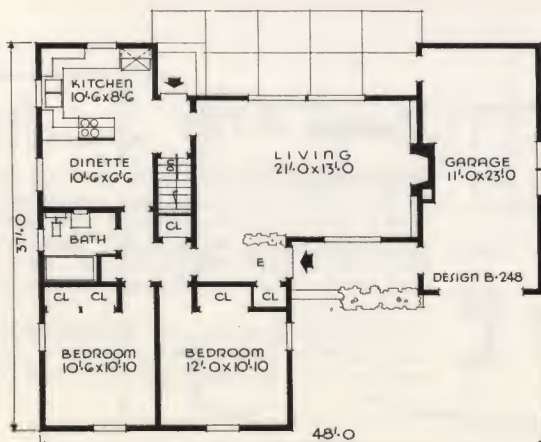


Design B-245

936 sq. ft.
17,550 cu. ft.
(Not including garage)

Because of its rectangular shape and straight gable roof, this plan is an economical type to build, with a minimum of cutting and framing. It consists of a full basement, attached garage, living room, combination kitchen-dinette, bath and two bedrooms.

Exterior finish is wide siding, asphalt shingles, plywood in front gable and brick planter. Other features include fireplace with book shelves, linen cabinet, coat closets and a very pleasant and efficient kitchen arrangement.

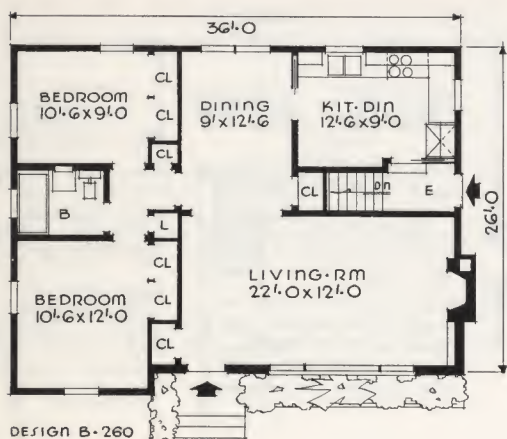
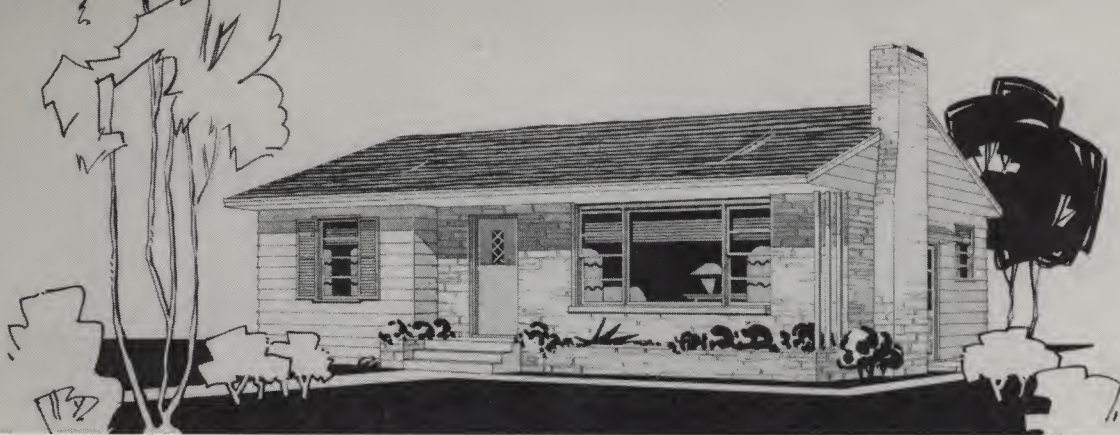


Design B-248

1,000 sq. ft.
18,500 cu. ft.
(Not including garage)

There are many interesting features in this plan which merit careful study. For instance, the two way view from the living room, covered walks from attached garage to house, both front and rear, combination kitchen-dinette, access to all rooms from hall and grouping of plumbing.

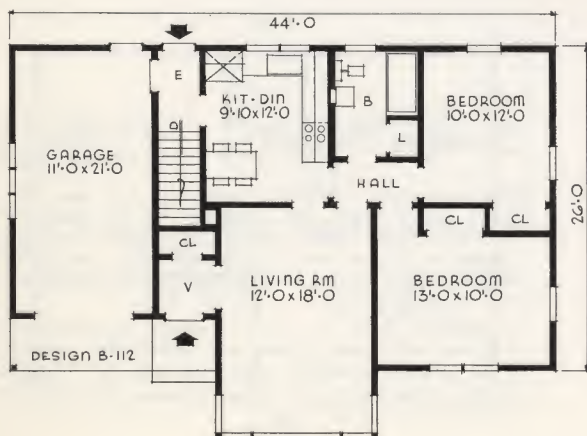
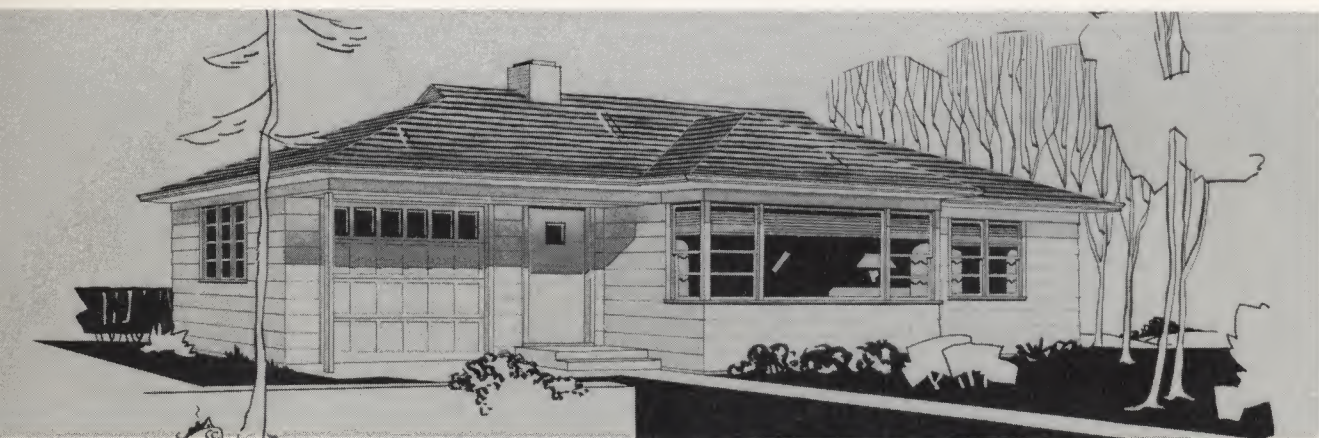
In addition there is a full basement, two bedrooms, fireplace with book shelves, efficient kitchen arrangement, wardrobe closets and recessed tub. Exterior finish is wide siding, asphalt shingles, vertical redwood and plywood gable.



Design B-260

959 sq. ft.
18,221 cu. ft.

A separate dining room is included in this plan to form an L-shaped living-dining room. In addition, there are two bedrooms, bath, kitchen and full basement. Exterior finish includes stone facing in front, wide siding, asphalt shingles, stone planting area and wide eaves. Kitchen cabinets include work counter and refrigerator on side wall, stove and sink on rear wall, leaving inside wall space for dining. The living room has a double glazed picture window and fireplace with flanking book shelves.

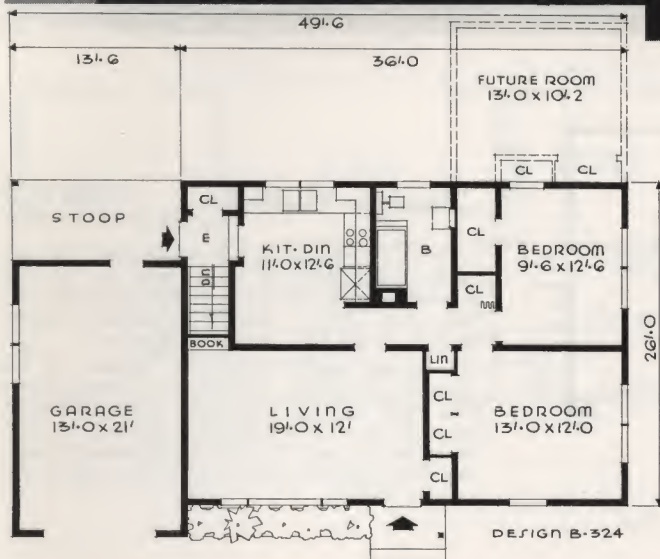


Design B-112

896 sq. ft.
17,374 cu. ft.
(Not including garage)

With the garage attached to the blank wall formed by the vestibule, stairs and entry, this house presents a wide front to the street. A wide roof overhang protects the entrance and garage doors which are set back. All rooms open into a very small hall and plumbing pipes are confined to one wall.

There is a full basement, attached garage, double glazed picture window, dining space in kitchen, wardrobe and linen closets, wide siding and asphalt shingles.

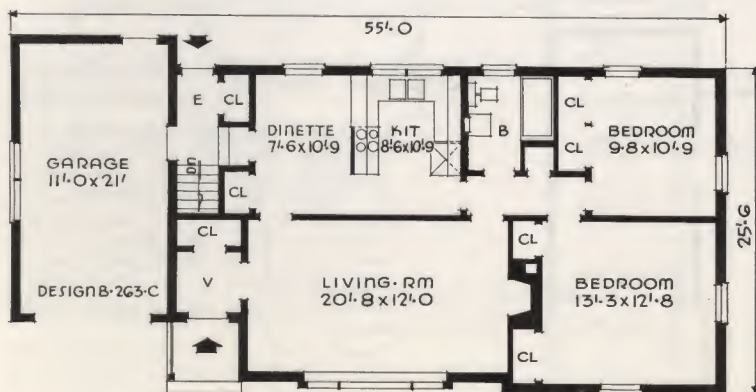
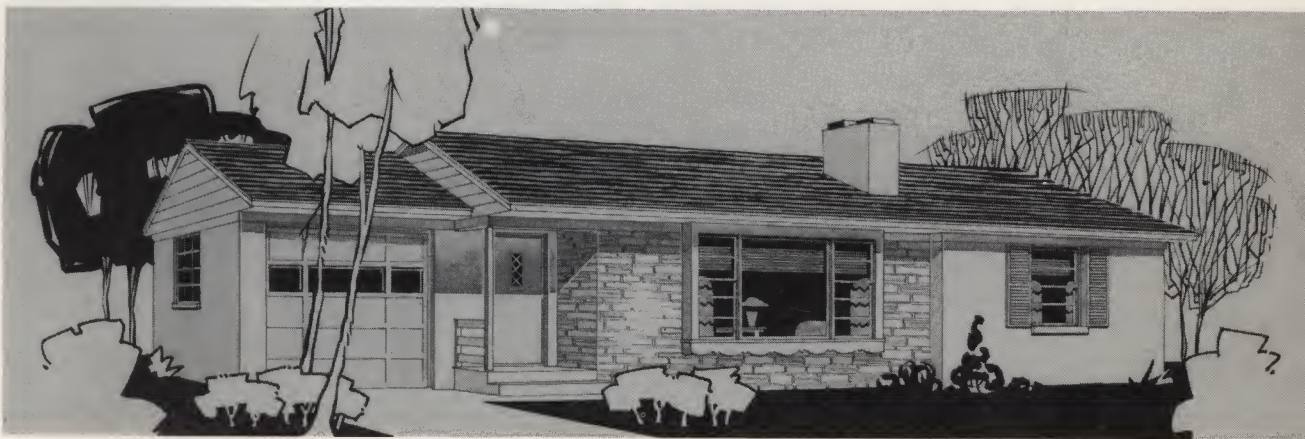


Design B-324

936 sq. ft.
17,764 cu. ft.
(Not including garage)

This two bedroom plan has the advantage of being expandable. A third bedroom can be added by using the present closet for an extension of the hall, without disturbing the rest of the house in the process.

Plumbing is grouped in one wall for easy installation. Dining space is provided in the kitchen and there is a full basement, an attached garage and covered porch. Exterior finish includes siding, asphalt shingles, wide eave overhang and brick planter under picture window.

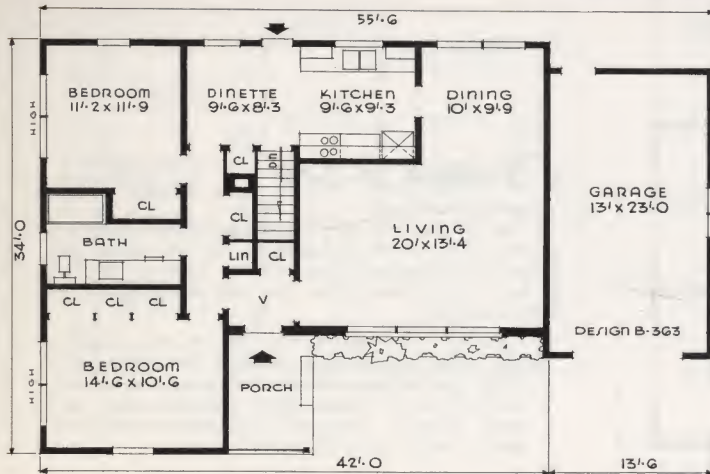


Design B-263-C

976 sq. ft.
19,032 cu. ft.
(Not including garage)

This floor plan is interesting because of its fine kitchen-dinette layout, small hall serving all rooms and the number of closets. Plumbing pipes are all confined to the one wall from the laundry below and including the bath and sink.

Working drawings call for exterior walls of 8" concrete blocks, stripped for lath and plaster and finished on the exterior with a combination of stone and stucco. Also included is a fireplace, double glazed picture window and covered entrance.

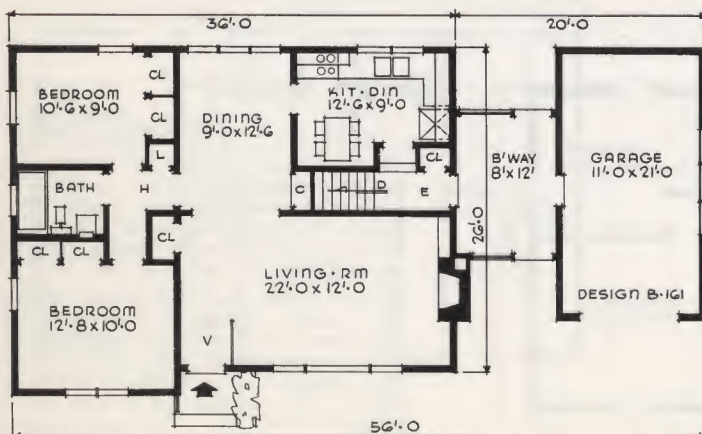
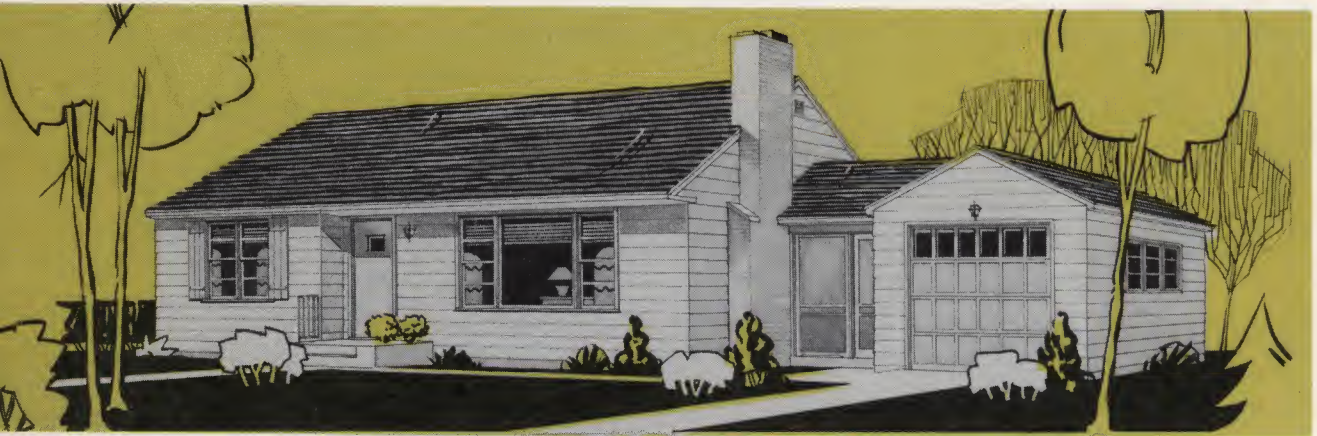


Design B-363

1,176 sq. ft.
22,344 cu. ft.
(Not including garage)

Control of traffic is the key to this plan. The vestibule opens into the living room but also is connected to the hall which leads to the bedrooms, bath and kitchen. Traffic is therefore directed away from the living and dining rooms.

Closets are plentiful and other features of the plan include covered entrance stoop, stone planter and front wall facing, picture window, L-shaped living-dining room and attached garage. The bathroom has recessed tub, built-in lavatory and dressing table. Exterior finish is wide bevel siding and asphalt shingles.

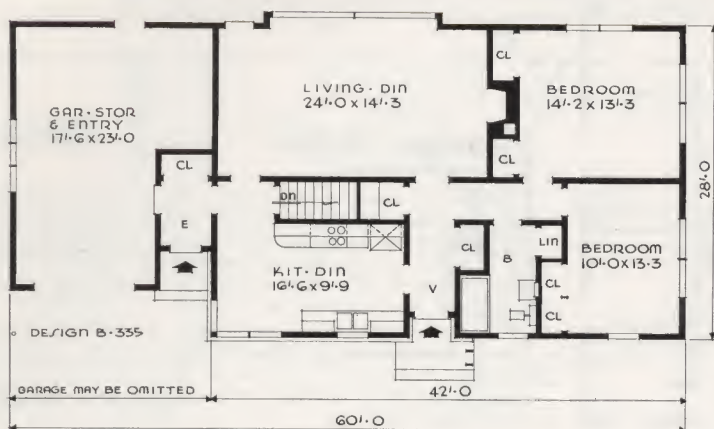


Design B-161

963 sq. ft.
18,778 cu. ft.
(Not including garage)

The garage, attached to the house by a breezeway, gives a wide frontage although the house itself is only 36 feet. If necessary the garage and breezeway could be left off without damaging the appearance. The through living-dining room is an interesting arrangement as well as the kitchen lay-out with its dining space and ample cabinet and counter space.

There is also an abundance of closet space well distributed. Plans call for a full basement except under garage and breezeway.



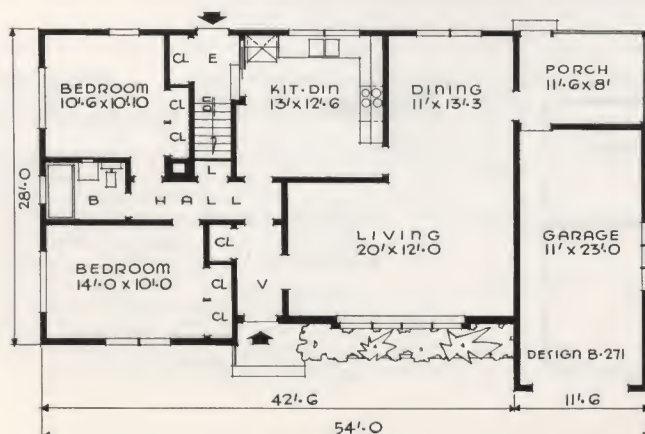
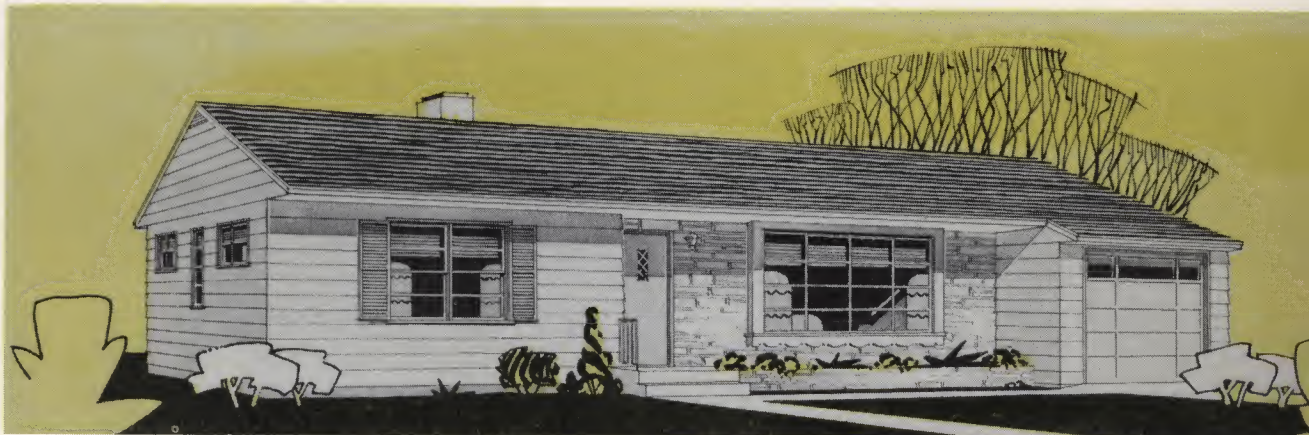
Design B-335

1,176 sq. ft.
22,344 cu. ft.

(Not including garage)

For the fortunate owner whose lot overlooks a view to the rear, this house is arranged to take advantage of it. Even if the view is not a natural, a flower garden will do as a substitute scene from the large window-walls of the living room.

Service portions of the house face the street, the driveway, side and front entrances, bathroom and the combination kitchen-dinette. The kitchen is located between the two entrances and thus has perfect control of all household activities. Exterior walls have partial brick facing, vertical and bevel siding.

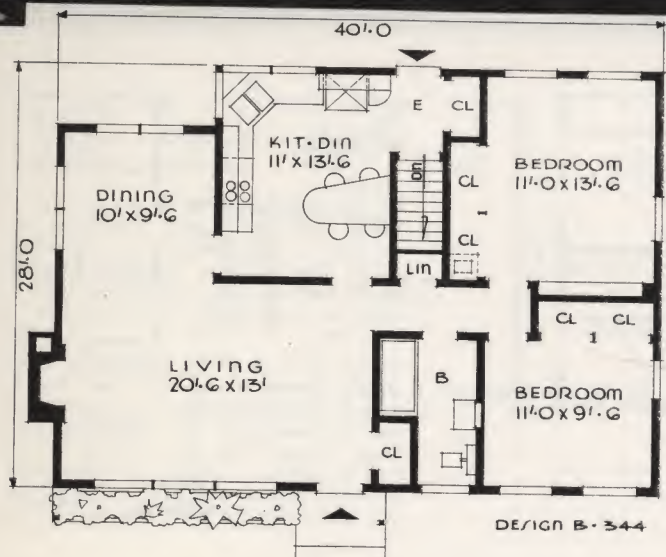


Design B-271

1,140 sq. ft.
21,547 cu. ft.
(Not including garage)

This plan combines living and dining rooms into the shape of an L running through the house with windows to front and rear. The garage is attached to the house and shelters the porch from the street. There is a full basement, two bedrooms, bathroom and large kitchen with dining space.

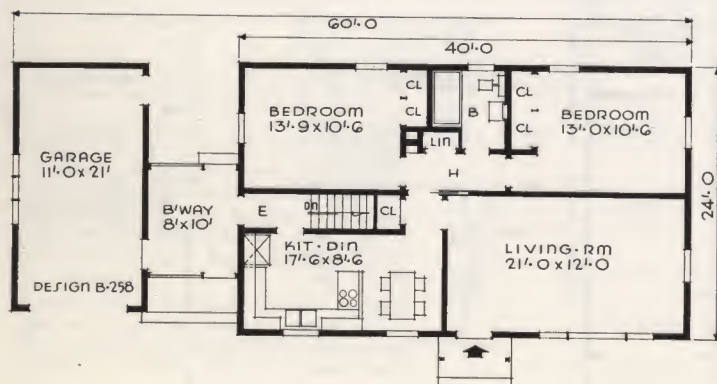
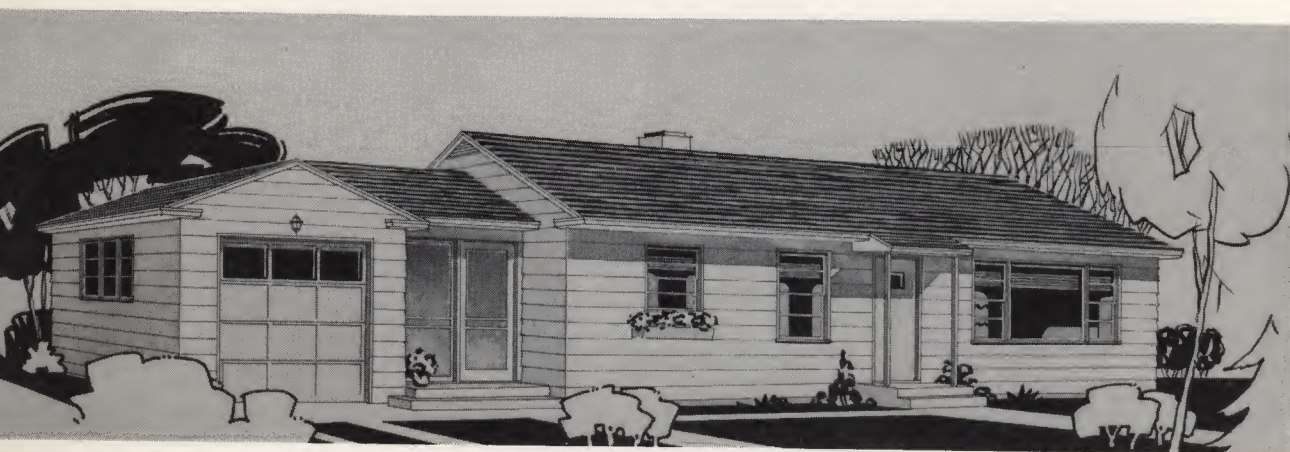
Exterior finish consists of wide siding, stone facing in front, asphalt shingles, stone planter and projecting bay in the living room.



1,078 sq. ft.
18,865 cu. ft.

A three way exposure in the living room is made possible by combining the dining alcove and living room. The living room has a coat closet just inside the front door, a fireplace and double glazed picture windows. The kitchen has an interesting corner sink arrangement and plenty of room for kitchen dining.

The plan is open, with a very small hall and two bedrooms, bath, large wardrobe closets and linen cabinet. Exterior construction calls for a flat roof with joists serving for both roof and ceiling finish, brick planter and wide siding.



960 sq. ft.
18,000 cu. ft.
(Not including garage)

There are two good sized bedrooms, with bath between, across the rear of the house with the kitchen-dinette in the favored front location beside the living room. All rooms open into the central hall for privacy and easy circulation. Plans show frame construction, wide siding, covered front entrance, picture window, flower box, breezeway and garage. Low roof lines and straight walls help to reduce the labor costs in framing.



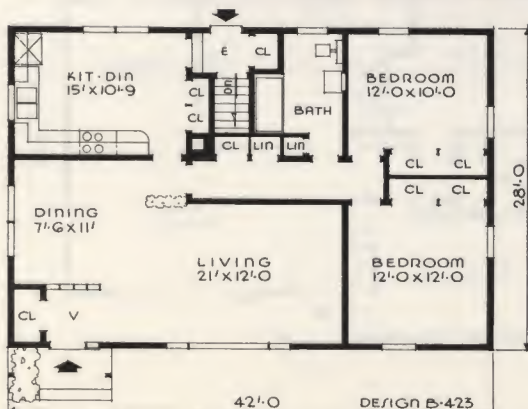
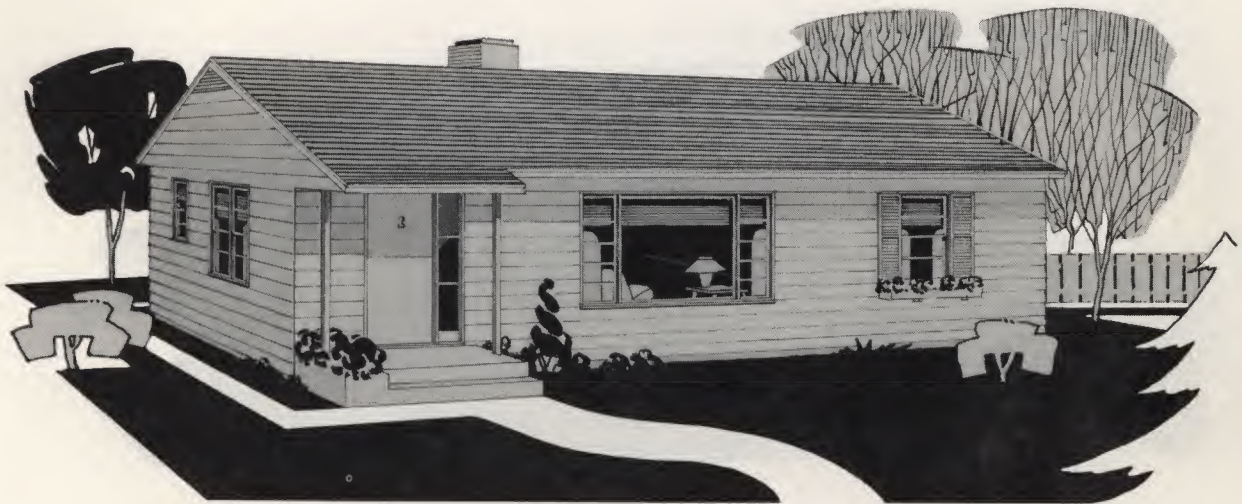
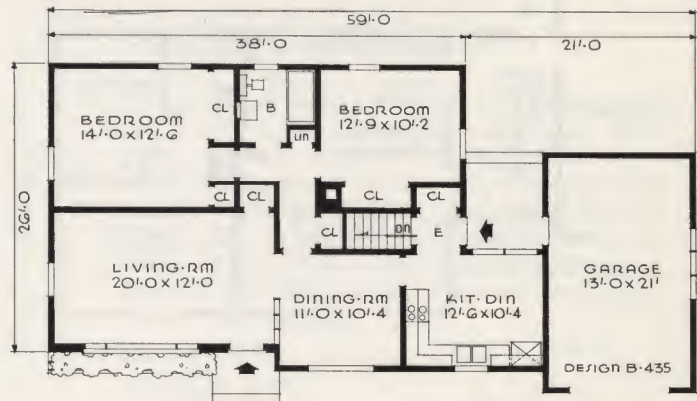
Design B-435

1,102 sq. ft.
20,387 cu. ft.
(not incl. garage)

A feeling of the popular ranch home is achieved in this fine two bedroom plan with attached garage.

Between the living room and kitchen a separate dining room for formal meals is worth attention. This is in addition to a large dining space in the kitchen.

The picture window set in stone, along with the stone planter offers an excellent contrast to the wide siding on the remainder of the house.



Design B-423

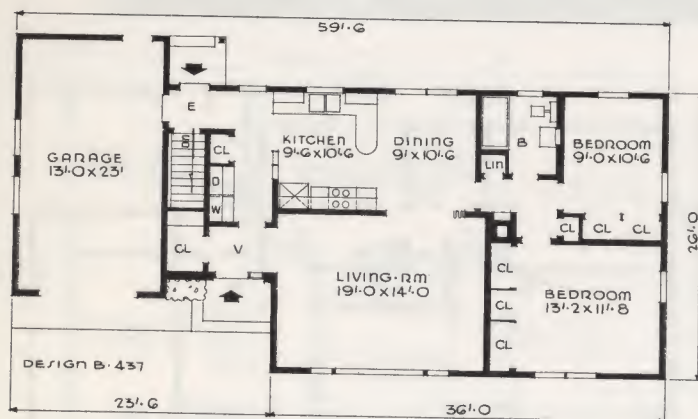
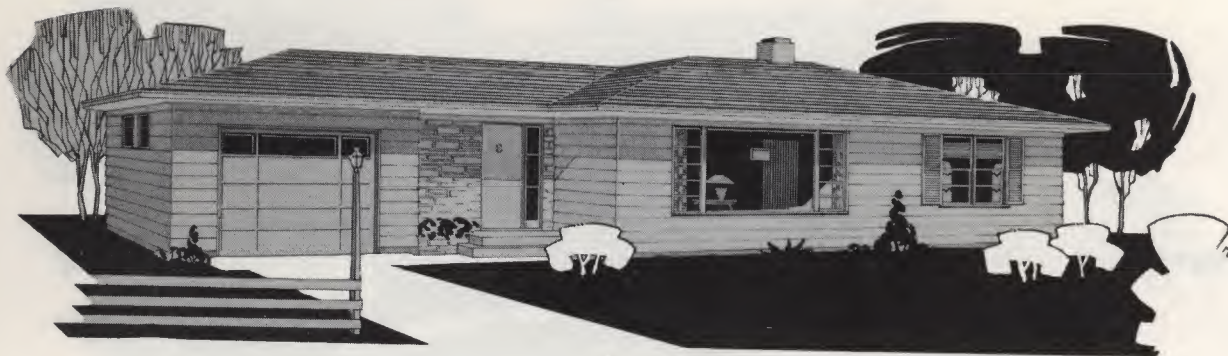
1,176 sq. ft.
22,638 cu. ft.

The open arrangement of the combination living-dining room is interesting and provides cross light and large wall spaces for furniture.

Kitchen equipment is arranged to allow more than ordinary space for dining and other activities.

Storage space is well arranged and includes double wardrobes, linen and towel cabinets, storage closets, front and rear coat closets.

Exterior finish consists of wide siding, gable roof, asphalt shingles, covered front entrance, planter flower box, picture window and shutters.



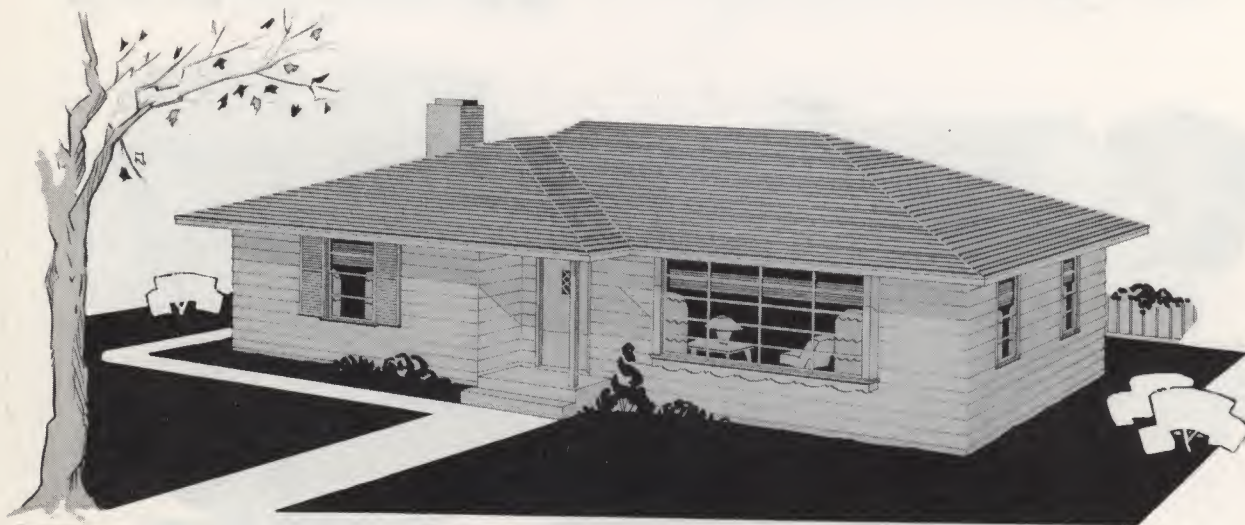
Design B-437

1,111 sq. ft.
20,553 cu. ft.
(not incl. garage)

Here is an excellent plan that will satisfy many people who are searching for a small house plan that provides ideal conveniences and control of traffic.

The utility room, with closet, washer and dryer, also acts as a direct passage to the front door.

On the exterior we find a clean cut home with hip roof, wide siding and a touch of stone for the entrance and planting box.



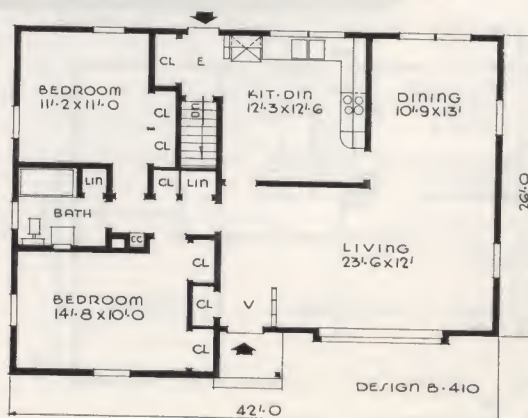
Design B-410

1,164 sq. ft.
22,116 cu. ft.

This house isn't so large in itself but the rooms are all spacious with a minimum of hall leading to them.

Living and dining rooms are combined into one large open room having windows and views from three sides. The picture window projects to form a ledge in the living room.

The size of the kitchen and arrangement of cabinets allow ample floor space for the many activities now being returned to the kitchen.



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A set of plans consists of from 3 to 5 blueprints, 18" x 24", specifications and lumber list. Floor plans and four elevations are drawn to a scale of $\frac{1}{4}$ " to the foot. Larger scale drawings show necessary details. Location of plumbing fixtures, electric light outlets, switches and receptacles are shown on the plans. Heating is not included because of the wide variety of systems and conditions of local climate.

LUMBER LIST

A lumber and mill list is included for purposes of estimating costs, giving estimated amount and size of dimension lumber, shingles, siding, flooring, lath and plaster, etc. It also lists doors, windows, frames, trim, etc.

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Plans are drawn with rooms in positions shown. To reverse the plan we furnish free, one set printed upside down, in addition to the regular sets. The figures and notes on the reversed set are not readable and it is intended to be used only for staking out the building and locating rooms, after which the regular plans are used for figures and notes.

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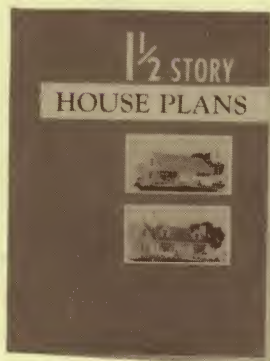
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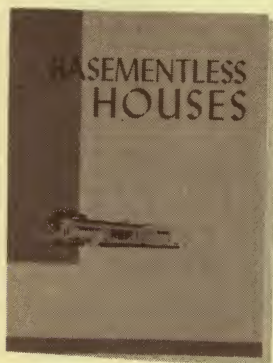
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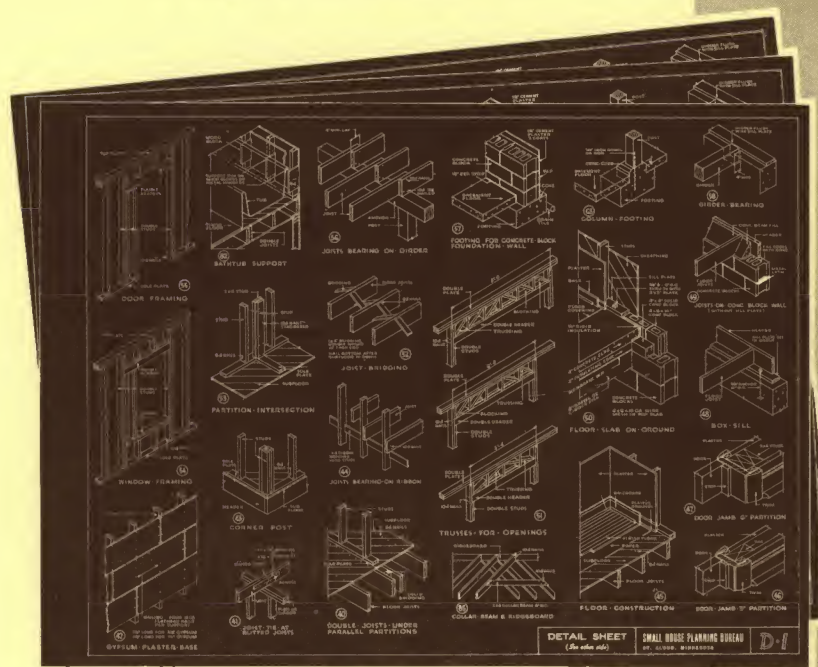
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